



Wood Street, Middlestone Moor, DL16 7AU
2 Bed - House - Terraced
£525 PCM

ROBINSONS
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FIRST MONTHS RENT HALF PRICE

Energy Rating: D

Robinsons are delighted to offer to the market, an excellent opportunity to acquire this STUNNING, TWO BEDROOM MID TERRACE HOUSE. This perfect starter home is conveniently located on the outskirts of Spennymoor. Wood Street lies a couple of minutes walk from local bus routes and Spennymoor town centre and local amenities are approximately ¾ of a mile away. The property benefits from UPVC DOUBLE GLAZING, STYLISH KITCHEN, MODERN BATHROOM, TASTEFULLY DECORATED THROUGHOUT, TWO GOOD SIZED BEDROOMS and GAS FIRED CENTRAL HEATING and in our opinion should suit a variety of renters from young couple to families

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Briefly comprising of; ENTRANCE vestibule, open plan LOUNGE/Dining room, well fitted KITCHEN, whilst to the first floor, TWO WELL PROPORTIONED BEDROOMS and family bathroom. EXTERNALLY there is a REAR YARD with gated access.

Council Tax Band A
EPC Rating D

Tenant Income
£14,850.00
Guarantor Income
£17,820.00

Entrance Vestibule

Lounge/Diner

Kitchen

Landing

Bedroom One

Bedroom Two

Bathroom

Externally

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband:
Mobile Signal/Coverage:
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx.
£1,549.55 p.a



OUR SERVICES

Mortgage Advice

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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

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