



**Nelson Walk, Whitworth, DL16 7RH**  
**2 Bed - Coachhouse**  
**£675 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Robinsons are delighted to offer to the market with no onward chain, THIS DETACHED TWO BEDROOM MODERN COACH HOUSE which would be an ideal purchase for FIRST TIME BUYERS & INVESTORS and is located in this quiet cul-de-sac on this popular residential development. The property lies within easy reach of local facilities being pleasantly situated on the edge of the popular and sought after Burton Woods development and is close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region and the property offers in excellent decorative order throughout benefiting from well presented kitchen and bathroom, two spacious bedrooms, off road parking, garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE HALL, whilst to the first floor is a spacious LOUNGE, SUPERB FITTED KITCHEN, TWO WELL PROPORTIONED BEDROOMS and BATHROOM. Externally the property has its own GARAGE & DRIVEWAY to the rear and good sized garden to front elevation. In more detail the accommodation comprises of

EPC Rating C  
Council Tax Band B  
No Pets  
No Smokers  
Tenant Earnings: £12,150  
Guarantor Earnings: £12,150  
Bond: £675

### Entrance & Hallway

Radiator, stairs to first floor, access to garage.

### Lounge

17'5 x 10'1 (5.31m x 3.07m )

Stylish flooring, radiator, uPVC windows.

### Kitchen

13'7 x 7'1 (4.14m x 2.16m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, radiator, space for fridge freezer.

### Bedroom One

11'1 x 10'4 (3.38m x 3.15m )

UPVC window, radiator.

### Bedroom Two

11'1 x 8'1 + robes (3.38m x 2.46m + robes)

Fitted wardrobes, storage cupboard, uPVC window, radiator.

### Bathroom

White panelled bath with shower over, wash hand basin, W/C, uPVC window, tiled splashbacks, extractor fan, radiator.

### External

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,987.95 p.a

Energy Rating: C

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





# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

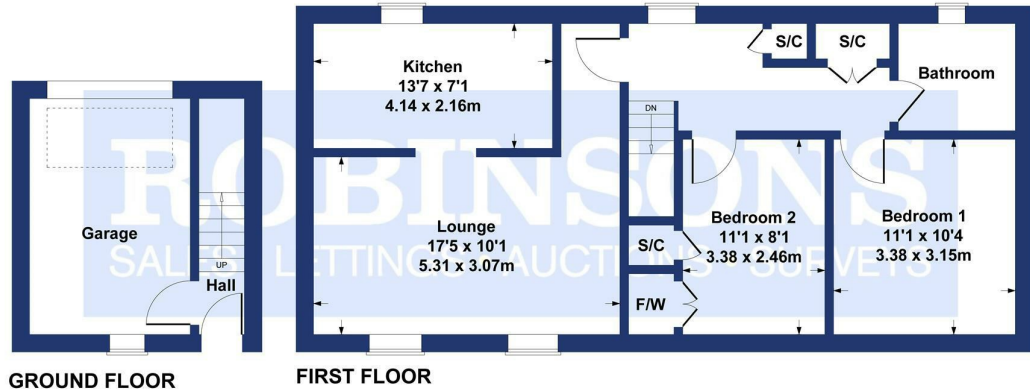
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Nelson Walk

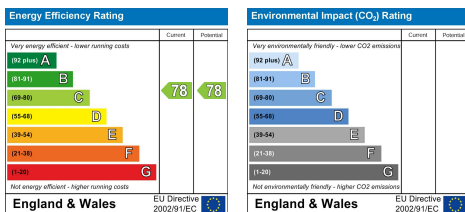
Approximate Gross Internal Area  
705 sq ft - 65 sq m  
(Excluding Ground Floor)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



### 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  
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.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@wynyardfineandcountry.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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk