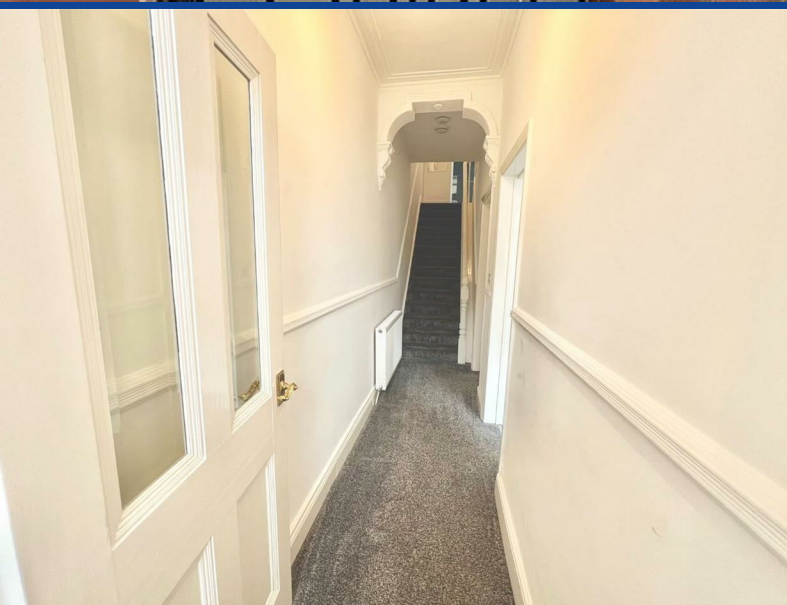




Durham Road, Spennymoor, DL16 6SL
3 Bed - House - Terraced
£695 Per Calendar Month

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Robinsons are delighted to offer to let this spacious three-bedroom mid-terraced home, ideally located on Durham Road. Situated just over a ten-minute walk from Spennymoor Town Centre, the property is perfectly placed for access to local amenities, schools, and excellent transport links to Durham, Darlington, and surrounding areas via nearby bus routes.

Offering generous and well-maintained accommodation throughout, this attractive home features a spacious lounge, separate dining room, well-presented kitchen, utility room, three good-sized bedrooms, and a modern family bathroom. The property is sure to appeal to a range of tenants seeking comfortable and conveniently located accommodation.

The accommodation briefly comprises: entrance hallway, spacious lounge, separate dining room, fitted kitchen, and utility room to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom suite. Externally, the property benefits from a forecourt garden to the front and an enclosed rear yard providing useful outdoor space.

Early viewing is highly recommended to appreciate the size, layout, and location of this rental property.

EPC Rating: C
Council Tax Band: A

Redress

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

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
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.



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Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(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

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TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.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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