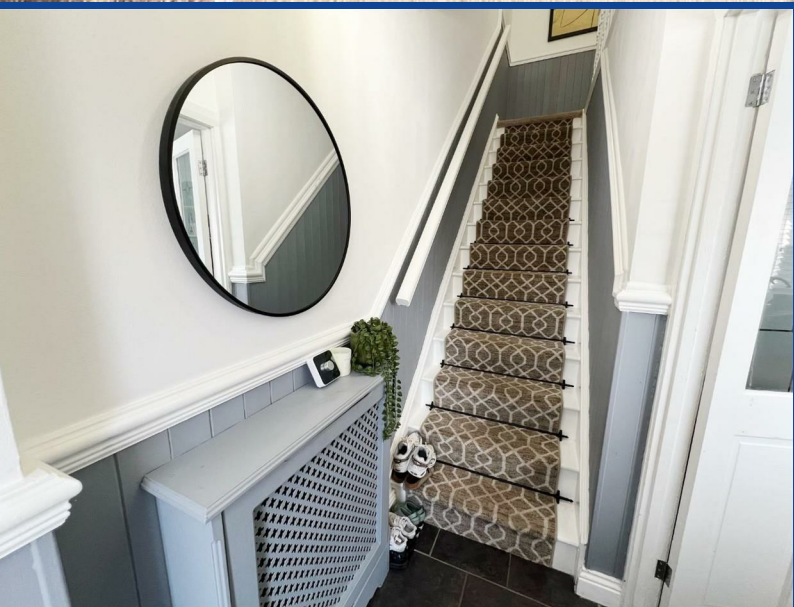




Upper Church Street, Spennymoor, DL16  
6HS  
2 Bed - House - Terraced  
£625 Per Calendar Month

**ROBINSONS**  
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Robinsons are delighted to offer to the rental market this well-presented two-bedroom mid-terraced home, pleasantly situated on the highly sought-after Upper Church Street.

Ideally located close to local shops, schools and everyday amenities, the property also offers excellent transport links, with Durham City, Darlington, Teesside, the A1 and A19 all within easy reach, making it perfect for commuters.

The accommodation briefly comprises a welcoming entrance leading into a spacious lounge, followed by a modern open-plan kitchen/dining room. To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, along with a stylish shower room. Externally, the property enjoys a low-maintenance enclosed rear yard with the added benefit of a useful brick-built storage shed. Offering spacious accommodation in a convenient location, this fantastic home is sure to appeal to a wide range of tenants. Early viewing is highly recommended to avoid disappointment.

EPC rating- TBC  
Council tax band - A

Tenant earnings-£18,750 per year  
Guarantor earnings-£22,500 per year

#### **Lounge**

Quality flooring, gas fire & surround

#### **Kitchen**

Modern wall & base units. Belfast sink with mixer tap & drainer, plumbed for washing machine, space for fridge freezer, & cooker point, tiled flooring & splash backs, UPVC windows, spot lights, storage cupboard, radiator

#### **Rear lobby**

Radiator, stairs to 1st floor

#### **Landing**

quality flooring

#### **Bedroom one**

Fitted wardrobes, radiator, storage cupboard

#### **Bedroom two**

Fitted wardrobes, radiator, storage cupboard

#### **Shower room**

Shower cubicle, wash hand basin, w/c, UPVC window, fully tiled, feature radiator, extractor fan

#### **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: TBC

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

#### **Externally**

To the rear in an enclosed yard.



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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                                   |         |           |
| (55-68) D                                   |         |           |
| (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

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DL14 7EH

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E: info@robinsonsspennymoor.co.uk

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TS21 2AU

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E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

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.



RICS



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Association of  
Residential Letting Agents

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