



**Victoria Gardens, Spennymoor, DL16 7TN**  
**3 Bed - House - Terraced**  
**£650 Per Calendar Month**

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

Nestled within the desirable Victoria Gardens area of Spennymoor, this charming mid-link terrace home offers an excellent combination of comfort, space, and convenience. Featuring three generously sized bedrooms, the property is perfectly suited to families or those simply seeking additional room to grow.

The welcoming reception room provides a bright and comfortable space, ideal for relaxing or hosting guests, while the modern bathroom ensures everyday routines are both practical and enjoyable. Thoughtfully designed to maximise natural light and usability, the home offers a pleasant and well-balanced layout throughout.

Adding further appeal, the property benefits from a garage—perfect for storage or secure parking. Victoria Gardens is well regarded for its friendly community feel and easy access to a range of local amenities, making it a highly attractive location for anyone looking to settle in Spennymoor.

This home presents a fantastic opportunity for rental applicants seeking their first family property. With its inviting features and sought-after setting, interest is expected to be high. Don't miss your chance to make this lovely house your new home.

#### Key Information

- Bond: £650
- Unfurnished
- No Pets
- No Smokers
- Tenant Earnings: £19,500 per year
- Guarantor Earnings: £23,400 per year
- EPC Rating: TBC
- Council Tax Band: A



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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@robinsonscsls.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@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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk