

Whitworth Terrace, DL16 7LF  
3 Bed - House  
£525 Per Calendar Month

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

Well Presented three bedroom mid terrace home being neutrally decorated throughout and providing ready to move into accommodation. Conveniently located on the outskirts of Spennymoor with nearby connections to both Bishop Auckland via A688 or Durham city via A167. The property is a short distance from the primary and secondary schools, as well as shopping areas for food and amenities. Spennymoor town centre is only half a mile away. The property has the added bonus of ample living spacious, modern kitchen, large rear garden, UPVC double glazing and gas fired central heating throughout. In brief the property comprise of entrance, Hallway, lounge, dining room, kitchen, rear lobby, to the first floor is three bedrooms two of which are large doubles and family bathroom with separate W/C. externally the property enjoys a easy to maintain forecourt to the front elevation while to the rear is a large garden which would be perfect for most families

Council Tax Band - A

EPC Ratings - D

Professionals, Pets and DSS considered. No Smokers

Tenant Income £ 15,750.00

Guarantor Income 18,900.00

#### **Front External;**

#### **Lounge**

#### **Dining Room**

#### **Kitchen**

#### **Hallway**

#### **Rear Lobby**

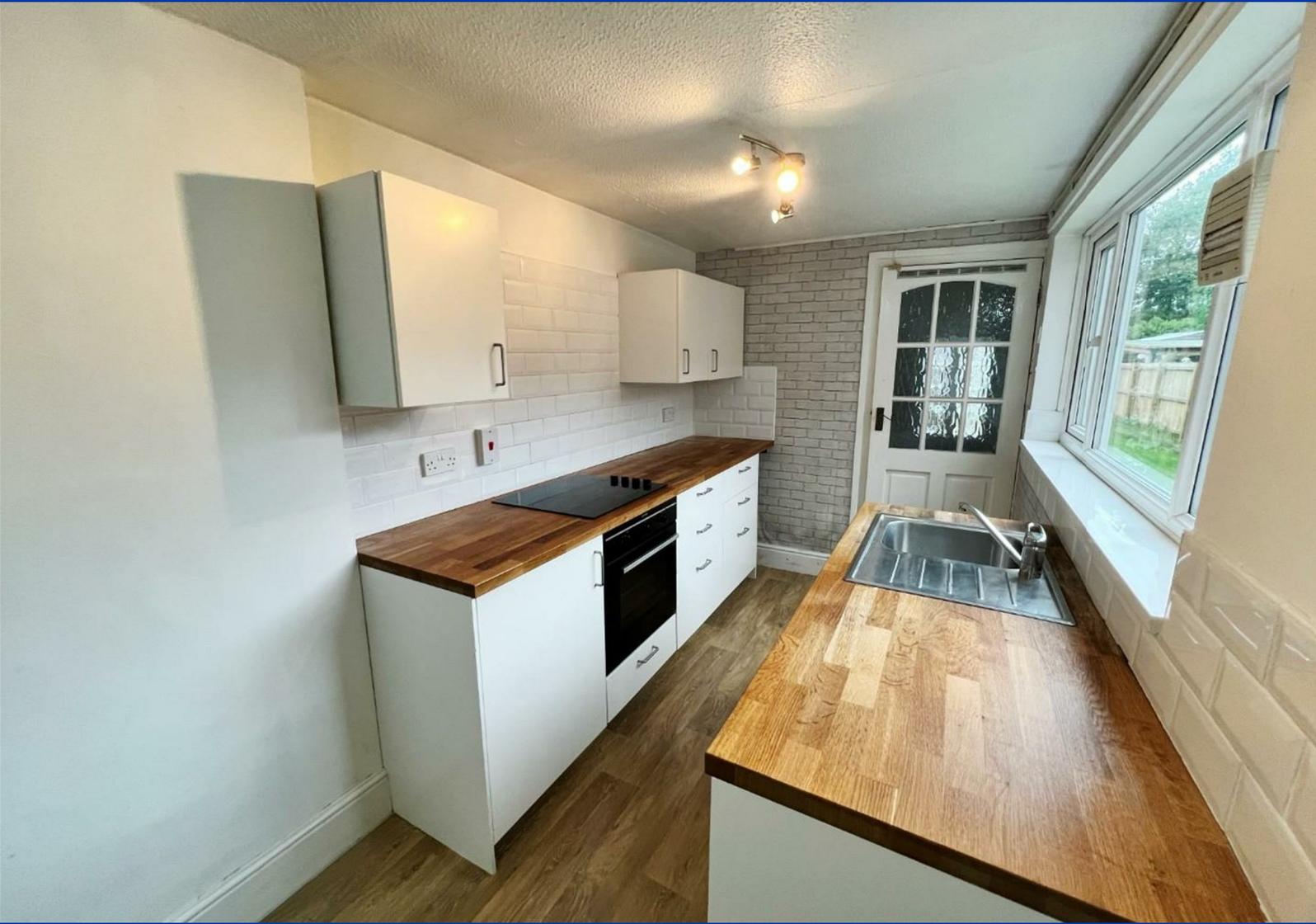
#### **Bathroom**

#### **Bedroom One**

#### **Bedroom Two**

#### **Bedroom Three**

#### **Rear Garden**



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-65kWh/m <sup>2</sup> C		
65-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-35kWh/m <sup>2</sup> F		
35-27kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91t/m <sup>2</sup> A		
91-80t/m <sup>2</sup> B		
80-65t/m <sup>2</sup> C		
65-55t/m <sup>2</sup> D		
55-48t/m <sup>2</sup> E		
48-35t/m <sup>2</sup> F		
35-27t/m <sup>2</sup> G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.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 • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)