

Lyne Road, DL16 7AQ
3 Bed - House - Mid Terrace
£650 Per Calendar Month

ROBINSONS
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**** WE ARE NO LONGER TAKING VIEWINGS ON THIS PROPERTY DUE TO HIGH LEVEL OF DEMAND, PLEASE CONTACT US TO BE PLACED ON THE RESERVE LIST ****

Robinsons are delighted to offer to the rental market this well presented THREE BEDROOM MID-LINK HOUSE, which has been upgraded by the current owner and is immaculately presented throughout. The property is ideally suited to a range of tenants and is conveniently located close to local shops, bus routes, and well-regarded schools, with Spennymoor town centre approximately one mile away.

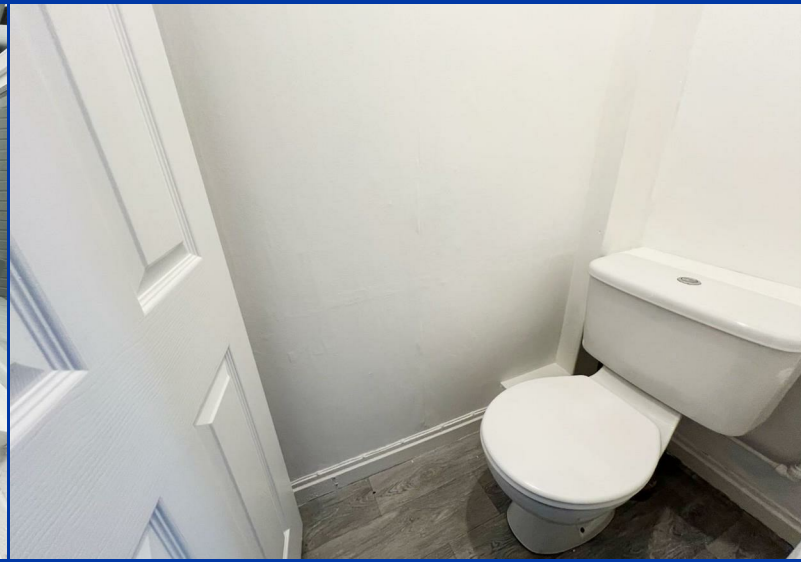
The home benefits from a stunning modern kitchen, a good-sized garden, and a conservatory, along with UPVC DOUBLE GLAZING and gas central heating. Notably, the property has been improved with the former shower room now upgraded to a modern family bathroom.

The accommodation briefly comprises: ENTRANCE HALL, CLOAKROOM W/C, spacious LOUNGE, ATTRACTIVE KITCHEN, USEFUL OUTBUILDING, and CONSERVATORY. To the first floor are THREE well-proportioned BEDROOMS, one with fitted wardrobes, and a newly fitted FAMILY BATHROOM.

Externally, to the front elevation is an easy to maintain garden, while to the rear there is a well presented, low maintenance enclosed garden.

Required earnings - £19,500 per year
Guarantor earnings - £23,400 per year

EPC rating - D
Council tax band - A



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

DURHAM

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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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