



Windsor Avenue, Ferryhill, DL17 8JG
3 Bed - House - Mid Terrace
£525 Per Calendar Month

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Robinsons are pleased to offer to the rental market this larger than average three bedroom terraced family home, which is located on Windsor Avenue, a sought after residential area. This lovely family home is also only a short walk from Ferryhill Town Centre, where there are a range of shopping and leisure facilities together with regular bus services to the surrounding areas. This large family home has an endless amount of benefits and some of its key features are: spacious lounge, separate dining room, three good sized bedrooms, good sized bathroom, an easy to maintain rear patio.

In brief property comprises of; entrance, hallway, spacious lounge, separate dining room, well presented kitchen, to the first floor is a good sized landing, three good sized bedrooms and a well presented family bathroom. Externally to the rear is an easy to maintain enclosed yard.

Bond: £525
Unfurnished
No Smokers
Pets Considered (£25 Pet Rent)
Tenant Earnings: £16,200
Guarantor Earnings: £19,440
EPC Rating C
Council Tax Band A - £1,708.78

Lounge

Diner

Kitchen

Bedroom One

Bedroom Two

Bathroom

Externally

Agent Notes

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – please refer to the Ofcom Website – <https://www.ofcom.org.uk>
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>
Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

Redress

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



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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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