

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

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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.

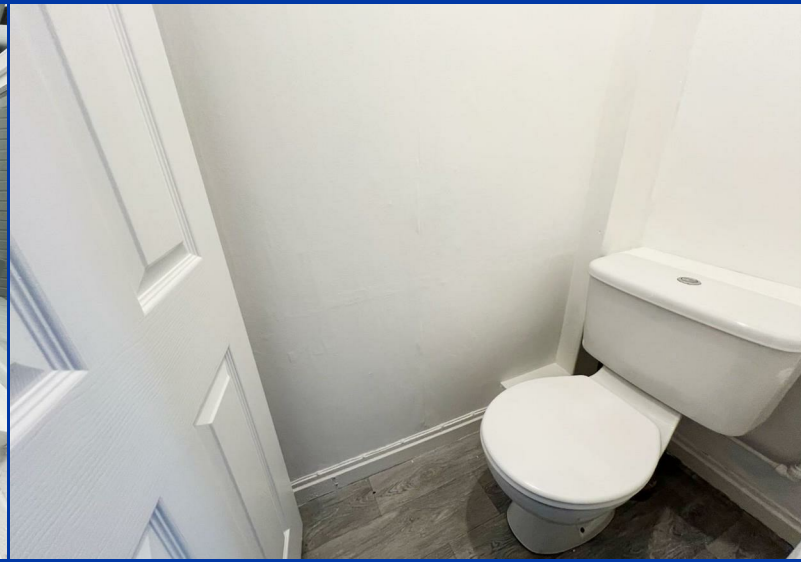
The home benefits from a stunning modern kitchen, a good-sized garden, and a conservatory, along with UPVC DOUBLE GLAZING and gas central heating. Notably, the property has been improved with the former shower room now upgraded to a modern family bathroom.

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 |

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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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