



Durham Road, DL16 6JN  
3 Bed - House - End Terrace  
£675 Per Calendar Month

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DECEPTIVELY SPACIOUS THREE BEDROOMED END TERRACED HOUSE which is a credit to it's current Landlords and is offered in immaculate decorative order throughout. Located on Durham Road being within just over a FIVE minute walk from Spennymoor Town Centre. Excellent transport links to nearby Durham, Darlington and bus routes are within a couple of minutes walk away. This lovely home should appeal to a variety of rental applicants and viewers will not be disappointed. The property benefits from recently fitted KITCHEN, modern bathroom, quality flooring throughout, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

This property briefly comprises of; ENTRANCE HALLWAY, LOUNGE with feature fire surround, SEPARATE DINING ROOM and an ATTRACTIVE MODERN FITTED KITCHEN. To the first floor there are THREE WELL PROPORTIONED BEDROOMS and BATHROOM with modern four piece suite. Externally the property enjoys a FRONT FORECOURT, while to the rear there a good sized REAR BLOCKED PAVED YARD which could be used as a DRIVEWAY.

Pets Considered (Pet rent will apply)

No DSS

No Smokers

Tenants Earnings - £20,250

Guarantor Earnings - £24,300

EPC Rating E

Council Tax Band A

#### **Externally**

#### **Hallway**

#### **Lounge**

#### **Dining Room**

#### **Kitchen**

#### **Landing**

#### **Bedroom One**

#### **Bedroom Two**

#### **Bedroom Three**

#### **Bathroom**



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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(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

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@robinsonscs.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@robinsonswynyrd.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.

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