



Nelson Walk, Whitworth, DL16 7RH
2 Bed - Coachhouse
£675 Per Calendar Month

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Robinsons are delighted to offer to the market with no onward chain, THIS DETACHED TWO BEDROOM MODERN COACH HOUSE which would be an ideal purchase for FIRST TIME BUYERS & INVESTORS and is located in this quiet cul-de-sac on this popular residential development. The property lies within easy reach of local facilities being pleasantly situated on the edge of the popular and sought after Burton Woods development and is close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region and the property offers in excellent decorative order throughout benefiting from well presented kitchen and bathroom, two spacious bedrooms, off road parking, garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE HALL, whilst to the first floor is a spacious LOUNGE, SUPERB FITTED KITCHEN, TWO WELL PROPORTIONED BEDROOMS and BATHROOM. Externally the property has its own GARAGE & DRIVEWAY to the rear and good sized garden to front elevation. In more detail the accommodation comprises of

EPC Rating C
Council Tax Band B
No Pets
No Smokers
Tenant Earnings: £12,150
Guarantor Earnings: £12,150
Bond: £675

Entrance & Hallway

Radiator, stairs to first floor, access to garage.

Lounge

17'5 x 10'1 (5.31m x 3.07m)

Stylish flooring, radiator, uPVC windows.

Kitchen

13'7 x 7'1 (4.14m x 2.16m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, radiator, space for fridge freezer.

Bedroom One

11'1 x 10'4 (3.38m x 3.15m)

UPVC window, radiator.

Bedroom Two

11'1 x 8'1 + robes (3.38m x 2.46m + robes)

Fitted wardrobes, storage cupboard, uPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, uPVC window, tiled splashbacks, extractor fan, radiator.

External

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,987.95 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Redress

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



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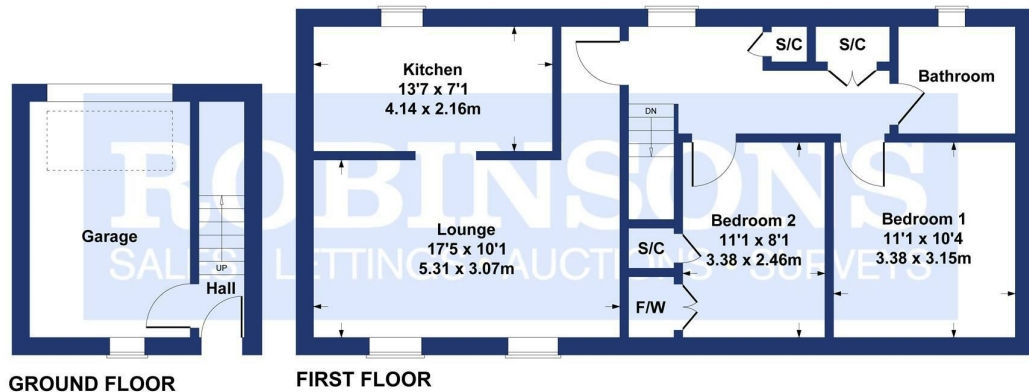
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Nelson Walk

Approximate Gross Internal Area
705 sq ft - 65 sq m
(Excluding Ground Floor)



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO2 emissions Not environmentally friendly - higher CO2 emissions	
England & Wales	

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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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