



High Street., DL16 6DB  
3 Bed - Flat - Above Shop  
£495 Per Calendar Month

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Situated in the vibrant heart of Spennymoor, this huge first-floor flat above a shop offers a delightful living experience. With three generously sized bedrooms, this spacious residence is perfect for a variety of renters, including retired couples, first-time renters, or small families seeking a comfortable home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed lounge, ideal for relaxation and entertaining. The flat boasts a spacious dining room, perfect for family meals or hosting friends, alongside a functional kitchen that caters to all your culinary needs. The large four-piece bathroom adds a touch of luxury, ensuring convenience for all residents.

The property benefits from UPVC double glazing and gas central heating, providing warmth and energy efficiency throughout the year. Its prime location on High Street means you are just a stone's throw away from local shops, schools, and essential amenities, making daily life both convenient and enjoyable.

For those commuting, the flat is ideally situated for easy access to nearby Durham City, Darlington, and Teesside, making it a perfect choice for professionals on the go.

We highly recommend an early viewing of this lovely apartment to fully appreciate its charm and potential. Don't miss the opportunity to make this delightful flat your new home.

Unfurnished  
EPC Rating D  
Council Tax B  
No Smokers  
No Pets  
Bond: £495  
Tenant Earnings: £15,000  
Guarantor Earnings: £21,600

### **Externally**

#### **Lounge**

#### **Kitchen**

#### **Dining Room**

#### **Bedroom One**

#### **Bedroom Two**

#### **Bedroom Three**

#### **Bathroom**

#### **Redress**

#### **Agent Notes**



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	73
(55-68) <b>D</b>	66
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 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  
DH16 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@wynyardfineandcountry.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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk

www.robinsonsestateagents.co.uk