

**Albion Street, Middlestone Moor, DL16 7AP**  
**2 Bed - House - Mid Terrace**  
**£525 Per Calendar Month**

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

Located at the heart of a Middlestone Moor, we are delighted to offer to the rental market this TWO BEDROOM MID TERRACED PROPERTY which is approximately a mile and a half from Spennymoor Town centre, local shops, schools and amenities. The property has had some recent redecoration carried out and benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING. In our opinion the property would suit a variety of tenants and early viewing is advised to avoid any disappointment.

The property briefly comprises of ENTRANCE HALL, LOUNGE / Diner, FITTED KITCHEN, whilst to the first floor TWO BEDROOMS and BATHROOM. Externally to the front elevation there is a lovely outlook over some playing fields, while to the rear there is an easy to maintain yard.

No Smokers

Pets considered. However, Pet rent will apply (£25).

Council Tax Band A

EPC Rating D

Tenants earnings £16,200

Guarantors earnings £19,440

\*Please note that the photos used for this property were taken in 2023\*

**Entrance Hall**

**Lounge**

**Diner**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Agent Notes**



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

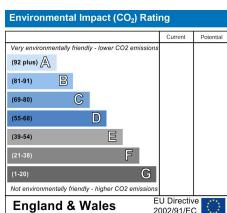
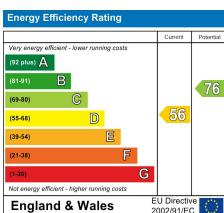
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

1



## 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@robinsonsccls.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@robinsonspennymoor.co.uk

## SEDGEFIELD

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, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonspennymoor.co.uk  
www.robinsonsestateagents.co.uk