

Birch Park Avenue, Spennymoor, DL16 6NU  
4 Bed - House - Detached  
£1,400 Per Calendar Month

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Nestled in the charming area of Birch Park Avenue, Spennymoor, this delightful detached house offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The heart of the home is a welcoming Lounge, providing a warm and inviting space for relaxation and entertainment. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next, creating an atmosphere of openness and light.

This residence boasts two well-appointed bathrooms, catering to the needs of a busy household and ensuring convenience for all. The bathrooms are designed with modern fixtures, providing a touch of luxury to your daily routine.

The surrounding area of Spennymoor is known for its community spirit and accessibility to local amenities, making it a desirable location for families and professionals alike. With parks, schools, and shops within easy reach, you will find everything you need just a stone's throw away.

In summary, this detached house on Birch Park Avenue is a wonderful opportunity for those looking to settle in a vibrant community. With ample space, modern conveniences, and a welcoming atmosphere, it is a property that truly feels like home. Do not miss the chance to make this charming residence your own.

EPC Rating:  
Council Tax Band: D - Annual Cost: £2555.93  
Tenant Earnings: £25,200  
Guarantor Earnings: £25,200  
Pets Considered  
Bond: £1,400

#### **Hallway**

#### **Lounge**

#### **Kitchen**

#### **W/C**

#### **Utility Room**

#### **Bedroom One**

#### **En-Suite**

#### **Bedroom Two**

#### **Bedroom Three**

#### **Bedroom Four**

#### **Bathroom**

#### **Utility Room**

#### **Externally**

#### **Redress**

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

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band: approx. £pa

Energy Rating:

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.







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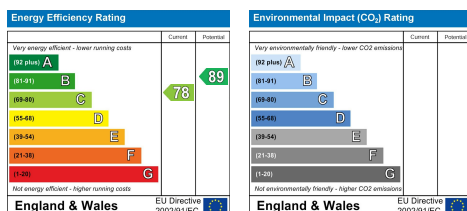
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