





Spencer Road, Spennymoor, DL16 7WA
2 Bed - House - Mid Terrace
£675 Per Calendar Month

ROBINSONS
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SUPERB OPPORTUNITY to acquire this well presented family home which is offered to the market in superb order throughout. The property is positioned on an attractive plot making the property appeal to a variety of rental applicants from first time renter to small families. This beautiful home is conveniently situated on the popular Merrington Park development on the outskirts of Spennymoor town centre and local schools, amenities and bus routes lie within a half a mile radius. VIEWINGS ARE ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER and benefits from been well presented throughout, good sized garden, double driveway, UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, CLOAKROOM/WC, spacious LOUNGE, SUPERB KITCHEN / DINING ROOM, with FRENCH DOORS leading to the REAR GARDENS. Whilst to the FIRST FLOOR, TWO DOUBLE BEDROOMS, the well presented FAMILY BATHROOM is also located to the first floor. Whilst EXTERNALLY, the property enjoys FRONT and REAR GARDENS and DOUBLE DRIVEWAY and in more detail the accommodation comprises of :-

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

Lounge

Kitchen/diner

W/C

Bedroom 1

Bedroom 2

Bathroom

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:
Broadband:
Mobile Signal:
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,987.95p.a
Energy Rating: B

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.











OUR SERVICES

Mortgage Advice

Conveyancing

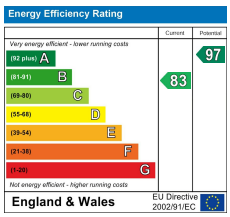
Surveys and EPCs

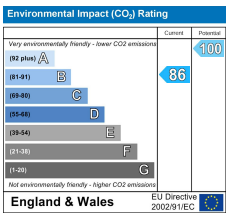
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





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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 efficent 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.