

**Wolsingham Drive, Newton Hall, DH1 5SP**  
**4 Bed - House - Semi-Detached**  
**£1,400 Per Calendar Month**

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\*\* AVAILABLE FROM MID OCTOBER 2024 \*\*

Stunning 4 Bedroom Family or First Home \*\* Extended, Spacious & Flexible Floor Plan \*\* Private & Sunny Rear Aspect \*\* Very Popular Location \*\* Off Street Parking \*\* Upvc Double Glazing & Gas Central Heating \*\* Good Local Amenities, Schools & Transport Links \*\* Outskirts of Durham City \*\* Early Viewing Advised to Avoid Disappointment \*\*

The ground floor comprises: entrance porch, inviting hallway, comfortable living dining room, separate dining room or office, modern kitchen, useful utility room and extra reception room or 4th bedroom. The first floor has three bedrooms and family bathroom/wc. Outside the property has a front garden with driveway for off street parking, whilst the rear is a good sized enclosed garden, with pleasant patio area. It also has the added advantage of having a degree of privacy and sunny aspect.

This popular residential development is situated approximately 3 miles to the North of Durham City Centre, where there are a comprehensive range of shopping, recreational facilities and amenities available. Local everyday shops, schools, post office and public library are all available within Newton Hall itself, which is conveniently situated a few minutes drive from the A(167) Highway providing good road links to both North and South.

Council Tax Band - C Annual Cost - £1901.00

EPC Rating - C

BOND £1400 | MINIMUM 6 OR 12 MONTHS TENANCY

Specifications: No Smokers and Pets Considered (Additional £25pcm for Pet Rent)

Required Earnings: Tenant Income - £54,000 Guarantor Income (If Required) - £54,000

#### Entrance Porch

#### Hallway

#### Living Dining Room

22'11" x 11'0" (6.99 x 3.35)

#### Dining Room/Office

9'0" x 8'5" (2.74 x 2.57)

#### Kitchen

17'4" x 9'2" (5.28 x 2.79)

#### Utility Room

#### Reception Room / 4th Bedroom

16'4" x 7'4" (4.98 x 2.24)

#### First Floor

#### Bedroom

10'8" x 9'6" (3.25 x 2.90)

#### Bedroom

10'0" x 9'6" (3.05 x 2.90)

#### Bedroom

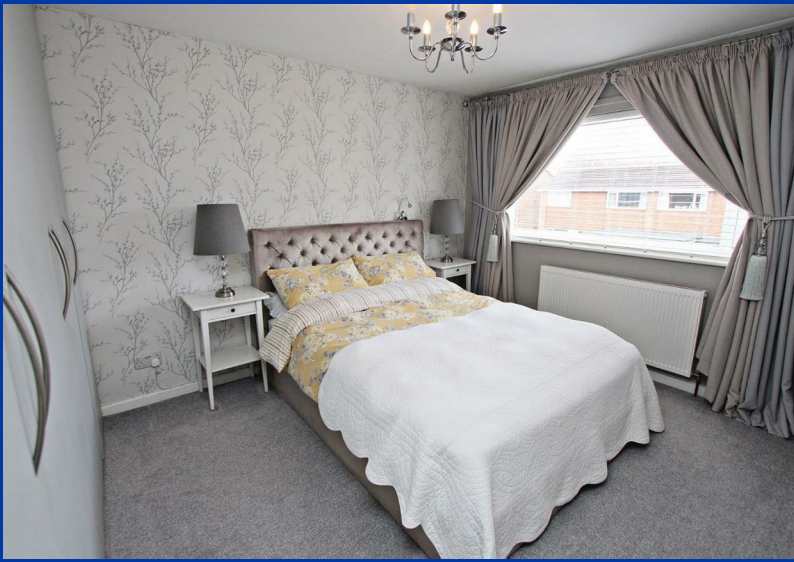
8'7" x 8'1" (2.62 x 2.46)

#### Bathroom/WC

#### Tenure - Freehold

#### Council Tax Band C - Approx. £1901 PA







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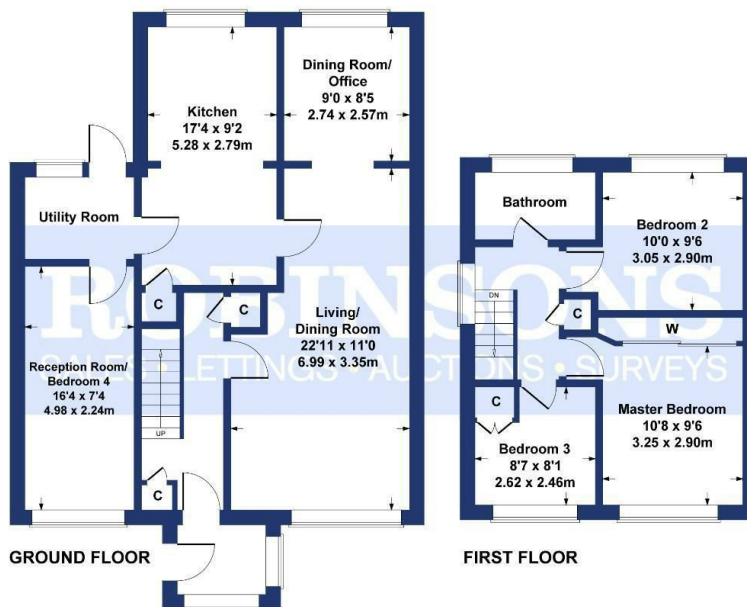
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wolsingham Drive

Approximate Gross Internal Area  
1190 sq ft - 111 sq m



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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		75	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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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.



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www.robinsonsestateagents.co.uk