



Magdalene Avenue, DH1 1NN
2 Bed - House - Terraced
£800 Per Calendar Month

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Part Furnished ** Popular Location ** Rear Garden ** Large Block Paved Front Garden ** Well Presented ** Double Glazing & GCH Via Combi ** Early Viewing Advised **

The floor plan comprises: entrance hallway, lounge dining room, kitchen, two double bedrooms, shower room/WC.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £800 | MINIMUM 6 MONTHS TENANCY

Specifications: No smokers, No pets

Required Earnings: Tenant Income - £28,800.00 Guarantor Income (If Required) - £28,800.00

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1547.02p.a

Energy Rating: C

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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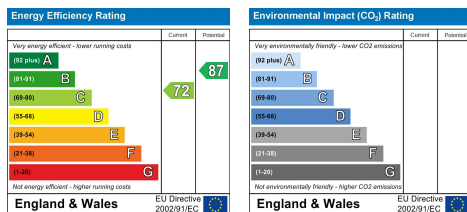
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