



Sidings Place, Fencehouses, DH4 6BF
2 Bed - Apartment
£650 Per Calendar Month

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The accommodation comprises: communal entrance, hallway, lounge with open plan modern fitted kitchen, two good size bedrooms, bathroom/wc fitted with a modern suite. Externally there is an allocated car parking space and communal garden areas. Benefits from double glazing & electric heating. Energy Rating B

Houghton-le-Spring is part of the City of Sunderland in the county of Tyne and Wear. It is situated almost equidistant between the cathedral city of Durham and the centre of the City of Sunderland. The town of Seaham and the North Sea lie about 5 miles to the east. The towns of Newbottle, Fencehouses and Hetton-le-Hole lie nearby. Houghton-Le-Spring's main shopping area is located in Newbottle Street which includes a supermarket, a library, the Post Office, and various other outlets. Also within close proximity of the property lies Herrington Country Park and various rural walks and cycle routes.

Council Tax Band - B Annual Cost - £1390.18

EPC Rating - C

BOND £650 / MINIMUM TENANCY 12 MONTHS

Specifications: Professionals Only, No Pets, No Smokers

Required Earnings: Tenant Income - £18,000 Guarantor Income (If Required) - £21,600

Council Tax Band B - Approx. £1316 PA

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 74Mbps

Mobile Signal/Coverage: Good

Disclaimer: The preceding details have been sourced from the Landlord 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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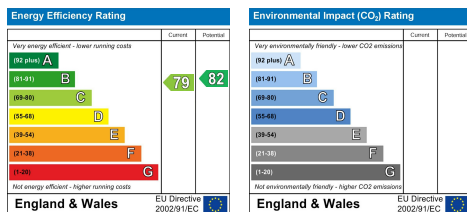
Surveys and EPCs

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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 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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