



Hutton Way, Framwellgate Moor, DH1 5BW
3 Bed - House - Mid Terrace
£1,000 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* THREE BEDROOMS * ALLOCATED CAR PARKING AND VISITOR BAYS * GOOD QUALITY FIXTURES AND FITTINGS * CUL DE SAC * PRIVATE REAR GARDEN *

Lovely family home which sits in a quiet cul de sac on an attractive, modern development. Internally the floor plan briefly comprises of: entrance lobby, downstairs WC, welcoming lounge, gorgeous fitted kitchen and dining area with French doors to rear garden. On the first floor there are three well proportioned bedrooms and white suite family bathroom. Externally there is a rear garden which is predominately laid to lawn with paved walkways. At the front of the property there is allocated car parking, and several visitor parking bays.

Hutton Way forms part of a modern development situated in Framwellgate Moor, which is close to a range of local shops and amenities it is also just a short from the Arnison Centre retail park, which is open seven days a week. The property also offers good access to schools and recreational facilities including a gym, and has good access to major motoring links. Durham City centre is approximately two-three miles in distance.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - B

BOND £1000 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and No Pets

Tenant Requirements: Tenant Income £36,000 Guarantor Income (If Required) - £39,000

GROUND FLOOR

Entrance Lobby

Downstairs WC

Lounge

13'1" x 13'1" (4 x 4)

Dining Area

8'6" x 8'2" (2.6 x 2.5)

Kitchen

9'6" x 8'10" (2.9 x 2.7)

FIRST FLOOR

Landing

Bedroom

12'1" x 8'10" (3.7 x 2.7)

Bedroom

10'5" x 7'10" (3.2 x 2.4)

Bedroom

8'2" x 7'6" (2.5 x 2.3)

Bathroom

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1804.86

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.

REDRESS

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



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

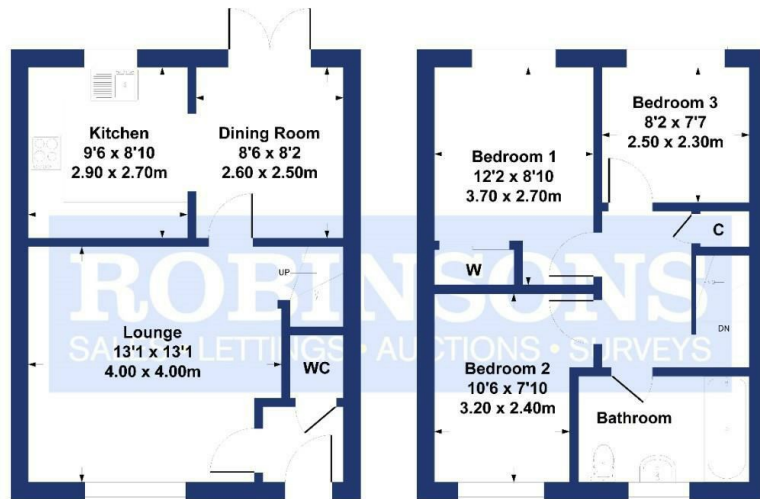
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hutton Way
Approximate Gross Internal Area
807 sq ft - 75 sq m



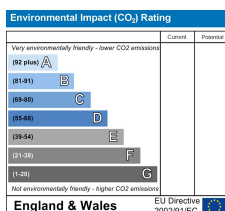
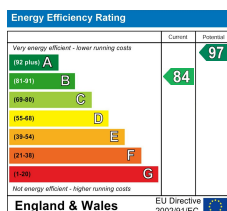
GROUND FLOOR

FIRST FLOOR

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. 2023



DURHAM

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk