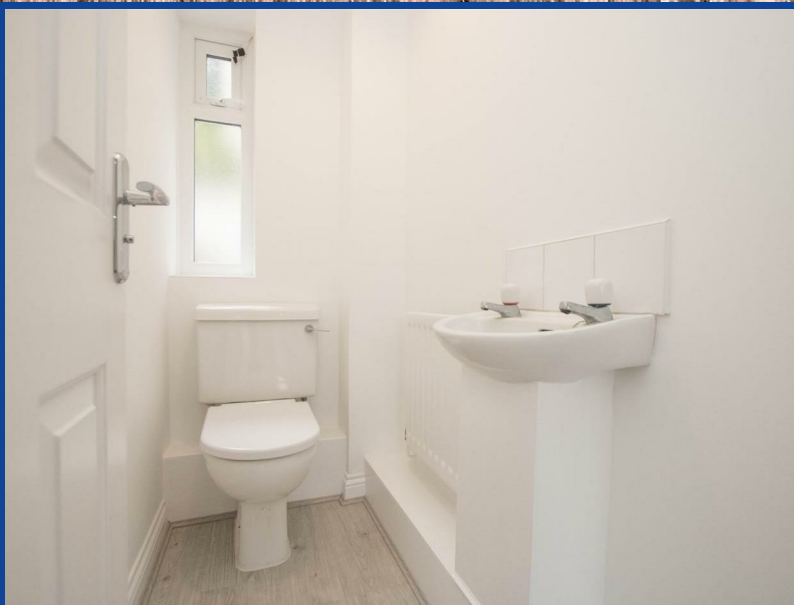




Beechways, Whitesmocks, DH1 4LG
4 Bed - House - Detached
£2,200 Per Calendar Month

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Unfurnished ** Fabulous Family Home ** Recently Upgraded & Well Presented ** New Carpets & Flooring ** Rarely Available ** Prime Location ** Private Rear Aspect ** Ample Driveway Parking ** Close to Good Schools & Major Transport Links ** Pleasant Exclusive Cul-De-Sac ** Early Viewing Advised **

The floor plan briefly comprises: entrance hallway with door to garage, cloak/WC, lounge, dining room, garden room and kitchen. On the first floor there are four bedrooms, the master bedroom having built in wardrobes and en-suite shower room/WC, and there is a family bathroom/WC. There are gardens to the front and rear with lawns, borders, plants and shrubs. The garage is integral, but has been slightly reduced in size, due to the kitchen being enlarged, but there is ample driveway parking.

Whitesmocks is a sought-after residential area in Durham, known for its peaceful atmosphere and attractive properties. It offers an ideal setting for families, professionals, and retirees seeking a blend of suburban tranquillity with easy access to Durham City Centre. The area is well-connected via local transport links, including regular bus services to the city and surrounding areas, and Durham train station is only a short drive away, offering direct routes to major cities like Newcastle, York, and London. For families, there are several well-regarded schools nearby, including Durham Johnston Comprehensive School, St Leonard's Catholic School, and various primary schools, making it a prime location for those with children. Whitesmocks provides a perfect balance of suburban living with the convenience of Durham's amenities, including shops, restaurants, and leisure facilities, just a stone's throw away.

Council Tax Band - F Annual Cost - £3,685

EPC Rating - D

BOND £2,200 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers, No Pets

Required Earnings: Tenant Income - £79,200 Guarantor Income (If Required) - £84,200

GROUND FLOOR

Hallway

WC

Lounge

15'10 x 12'1 (4.83m x 3.68m)

Dining Room

9'10 x 9'2 (3.00m x 2.79m)

Garden Room

15'9 x 8'5 (4.80m x 2.57m)

Kitchen Breakfast Room

13'2 x 10'7 (4.01m x 3.23m)

Garage

14'6 x 13'0 (4.42m x 3.96m)

FIRST FLOOR

Bedroom

14'4 x 10'1 (4.37m x 3.07m)

En-Suite

7'4 x 7'0 (2.24m x 2.13m)

Bedroom

14'5 x 10'2 (4.39m x 3.10m)

Bedroom

11'3 x 10'3 (3.43m x 3.12m)

Bedroom

10'5 x 8'3 (3.18m x 2.51m)

Bathroom/Wc

7'1 x 6'2 (2.16m x 1.88m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 75 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3,685 p.a

Energy Rating: D

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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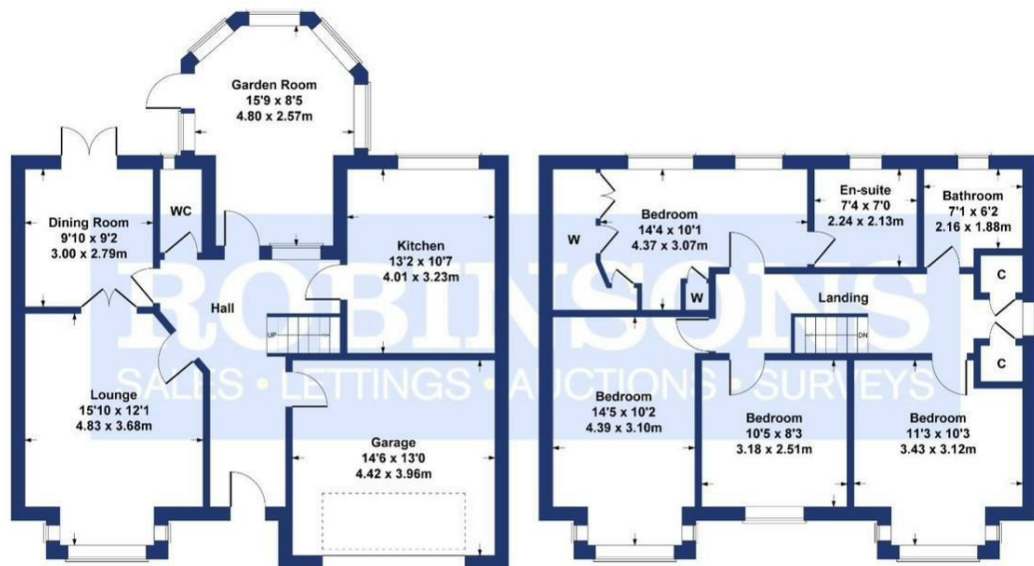
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

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