

Rothbury Road, Newton Hall, DH1 5PF
2 Bed - Bungalow - Semi Detached
£750 Per Calendar Month

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Unfurnished or Part Furnished ** Well Presented ** Popular Location ** Driveway & Garage ** Upvc Double Glazing & GCH ** Modern Bathroom/WC ** Fitted Kitchen With Some Appliances ** Enclosed Rear Garden ** Close to Amenities & Road Links **

The floor plan comprises: entrance hallway, lounge, dining room, two bedrooms, kitchen and bathroom/WC with over bath shower. Outside there are front and rear gardens, driveway and single car garage.

Situated approximately 3 miles north of Durham City Centre, Newton Hall stands as a well-regarded residential development renowned for its blend of convenience and comfort. Offering residents seamless access to an array of amenities, including comprehensive shopping outlets, recreational facilities, and essential services, this community serves as a haven for modern living.

Local conveniences such as nearby shops, schools, and the bustling Arnison Retail Park enhance the neighbourhood's appeal, catering to the diverse needs of its residents. Whether it's a quick grocery run, a leisurely shopping spree, or fulfilling educational requirements, Newton Hall's proximity to these amenities ensures convenience at every turn.

Moreover, for those commuting to work or exploring the surrounding areas, the property's strategic location proves advantageous. Just a short drive away lie the A(167) Highway and A1(M) Motorway, providing swift and efficient travel routes both north and south. This connectivity not only simplifies daily commutes but also opens up opportunities for exploration and adventure beyond the immediate vicinity.

Council Tax Band - C Annual Cost - £2062.70

EPC Rating - E

BOND £750 | MINIMUM 6 MONTHS TENANCY

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

Required Earnings: Tenant Income - £22,500 Guarantor Income (If Required) - £27,000

AGENT NOTES

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

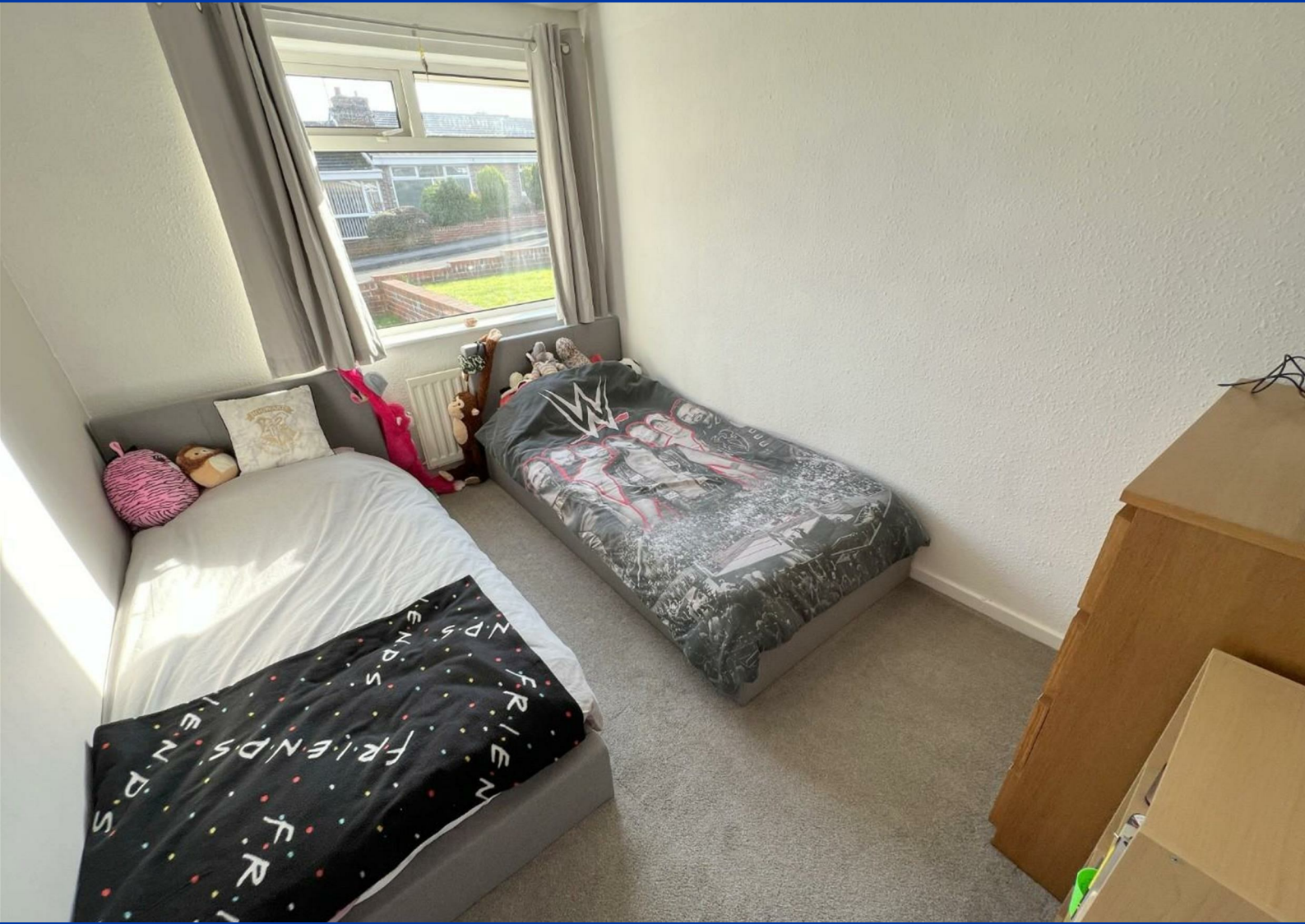
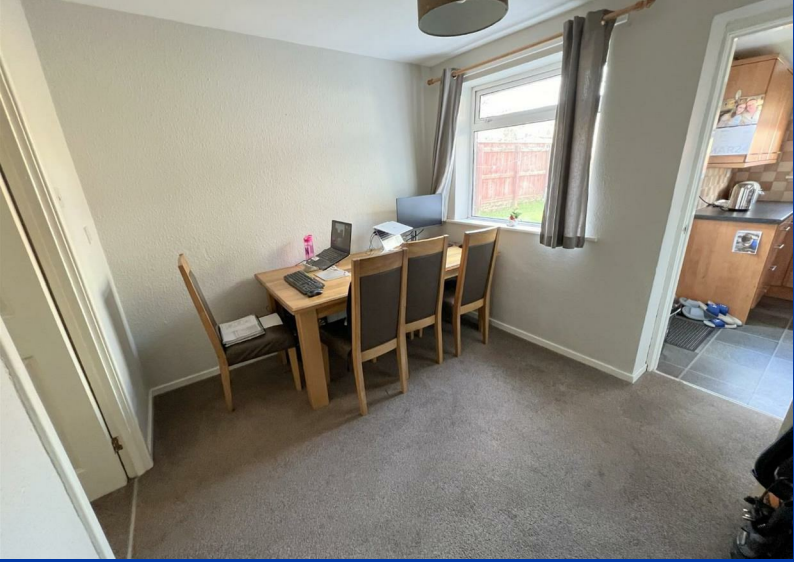
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

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



OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Rothbury Road
Approximate Gross Internal Area
1087 sq ft - 101 sq m
(Including Garage)



GROUND 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
	50	
EU Directive 2002/91/EC		
England & Wales		

DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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CROOK

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3 High Street

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WYNYARD

The Wynd

TS22 5QQ

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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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