



Elmwood, DH2 2XB  
2 Bed - House - End Terrace  
£795 Per Calendar Month

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



\* AVAILABLE NOW \* BEAUTIFULLY PRESENTED AND MUCH IMPROVED \* TOP QUALITY KITCHEN AND BATHROOM \* DRIVEWAY AND GARAGE \* CUL DE SAC POSITION \*

Occupying a desirable cul-de-sac position within a traditionally sought-after executive-style modern residential development, we are delighted to offer this beautifully presented home to the rental market.

Internally, the property is deceptively spacious and features a well-designed floor plan comprising: an entrance hall with stairs leading to the first floor, a stunning kitchen, a large and inviting lounge with French doors opening onto the rear garden. On the first floor, there are two double bedrooms and a beautiful bathroom.

Externally, the property boasts a front garden, a driveway, a garage with an electric door, and a generously sized enclosed rear garden.

We believe this property will appeal to a wide variety of potential tenants, given its excellent access to schools, amenities, recreational facilities, and major road links providing routes to many of the region's principal towns and cities. Viewings can be arranged through our Chester-le-Street town centre office.

Bond: £915

\*\*Specifications: Unfurnished. Families Welcome. No pets allowed. No smokers allowed\*\*

\*\*Required earnings: Tenant Income £24,000. Guarantor Income £28,800 (if required)\*\*

#### **Entrance Hall**

#### **Kitchen**

#### **Lounge**

#### **FIRST FLOOR**

#### **Bedroom**

#### **Bedroom**

#### **Bathroom**

#### **EXTERNAL**

Externally, the property boasts a front garden, a driveway, a garage with an electric door, and a generously sized enclosed rear garden.

#### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Good/Average

Council Tax: Durham County Council, Band B - Approx. £1,891p.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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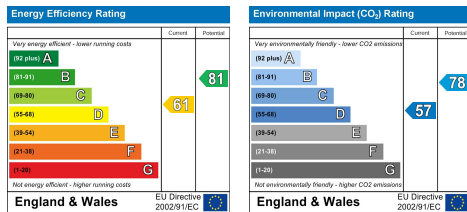
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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