



Front Street, Stanhope, DL13 2TY  
2 Bed - Maisonette - Duplex  
£575 Per Calendar Month

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Robinsons have the pleasure of bringing to the rental market, this two bedroom maisonette which has recently been refurbished. The property is warmed by a 'Baxi' gas combination boiler which is newly fitted in 2024, and has UPVC double glazed windows, the kitchen and bathroom is re-fitted and there is modern decoration and flooring throughout.

The internal accommodation comprises; external staircase leading to the front entrance door; kitchen/dining room with a range of fitted wall, base and drawer units with integrated hob and oven, space for appliances and dining table; lounge with two double glazed windows.

To the first floor there are two bedrooms and a bathroom with three piece suite, including shower over bath.

Outside there is space for bin storage.

The property is conveniently positioned being located just off the front street, and within walking distance of shopping amenities and bus links.

Contact Robinsons for further information and to arrange an internal viewing.

Minimum 6 months tenancy period | Bond £575 | EPC RATING - TBC

#### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Average - Good

Tenure: Unknown

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: tbc

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-20kWh		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh		

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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