



Tynedale Walk, DL4 2DD  
3 Bed - House - Mid Terrace  
£575

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

Robinson bring to the rental market this spacious three bedroomed property set in a quiet location near Shildon Town Centre; it is within easy walking distance to local bus routes and Amenities.

The Accommodation comprises: Entrance lobby, Lounge, Kitchen Rear Hallway and WC to the ground floor, whilst to the first floor there are three good sized Bedrooms and modern Bathroom. To the front there is a open plan garden accessed via a walkway whilst to the rear there is a fenced, terraced garden with brick built shed.

**SPECIFICATIONS: PROFESSIONALS ONLY, CHILDREN CONSIDERED, A GUARANTOR MAY BE REQUIRED.**

Bond £575 | Council Tax Band A | Energy Efficiency rating D

Required Earnings: Tenant Income £17,250 - Guarantor Income £20,700 (if required)

To arrange a viewing please call Robinsons on 01388 458 111.

## GROUND FLOOR

### Entrance Lobby

### Lounge

16'5" x 14'1" (5.02 x 4.31)

### Kitchen

9'6" x 9'5" (2.92 x 2.89)

### Rear Hallway

### WC

## FIRST FLOOR

### Bedroom 1

11'8" x 10'10" (3.58 x 3.32)

### Bedroom 2

14'7" x 8'8" (4.47 x 2.65)

### Bedroom 3

8'10" x 7'5" (2.71 x 2.28)

### Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band A- Approx. £1469 (min)

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.



# OUR SERVICES

Mortgage Advice

Conveyancing

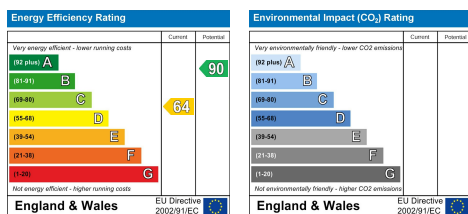
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.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 • SURVEYS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)