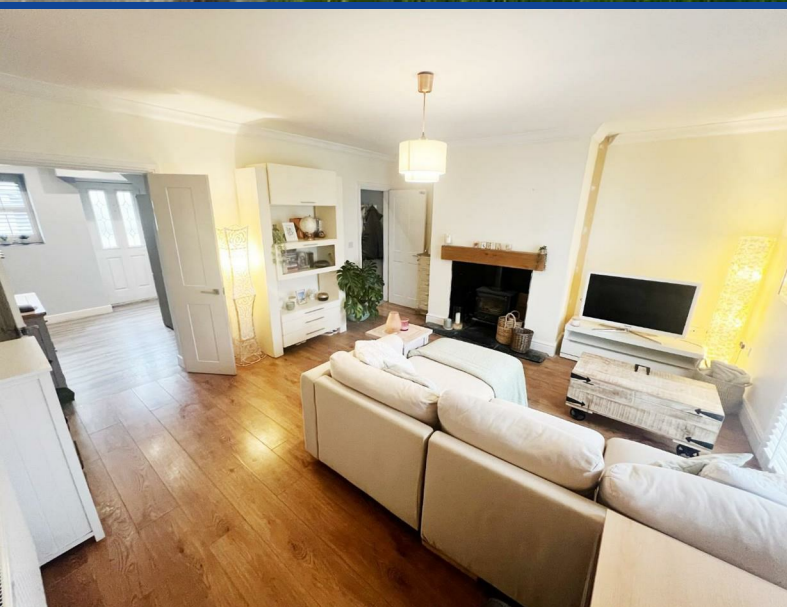




Salvin Street, Croxdale, DH6 5HZ
2 Bed - House - End Terrace
£695 Per Calendar Month

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We are delighted to offer to the rental market this very beautiful, well presented and improved TWO BEDROOMED PLUS OFFICE END TERRACED HOME. We understand from the Landlord that the property has been recently insulated on the outside therefore retaining heat more efficiently. The property is ideally located being close to local amenities, bus routes and schooling. Croxdale is also approximately a 10 minute drive from Durham City centre itself. This lovely home has an endless amount of benefits and some of its key features are, modern kitchen, well presented bathroom, spacious lounge, two good sized bedrooms and a useful home office. An internal viewing is highly recommended to fully appreciate this well presented home.

The floor plan briefly comprises of: ENTRANCE, LOUNGE/DINING ROOM, STUNNING FITTED KITCHEN. To the first floor there are TWO GOOD SIZED BEDROOMS, USEFUL HOME OFFICE and a BEAUTIFUL FAMILY BATHROOM. Externally there is a yard to the rear and a communal green area to the front.

Unfurnished
EPC Rating C
Council Tax Band A
Pets Considered (£25 pet rent)
No Smokers
Tenant Earnings: £21,000
Guarantor Earnings: £25,200

Lounge

15'11 x 15'2 (4.85m x 4.62m)

Wood effect flooring, french doors, shutter blinds, multi fuel stove, radiator.

Kitchen

15'11 x 10'2 (4.85m x 3.10m)

Modern wall and base units, integrated oven, hob, extractor fan, dishwasher, stainless steel sink with mixer tap and drainer, uPVC window, plumbed for washing machine, radiator, uPVC window with shutter blinds, spot lights, storage cupboard.

Landing

Loft access via pull down ladder, quality flooring.

Bedroom One

12'10 x 8'6 (3.91m x 2.59m)

UPVC window, radiator, quality flooring, fitted wardrobes, lovely outlook.

Office

12'9 x 7'2 (3.89m x 2.18m)

Quality flooring, radiator.

Bedroom Two

13'0 x 9'10 (3.96m x 3.00m)

Fitted wardrobes, radiator, quality flooring, uPVC window.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, uPVC window, hand towel radiator, spot lights.

Externally

To the front elevation there is a pleasant communal green. While to the rear, there is a lovely enclosed patio/yard.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,515.10p.a

Energy Rating: C

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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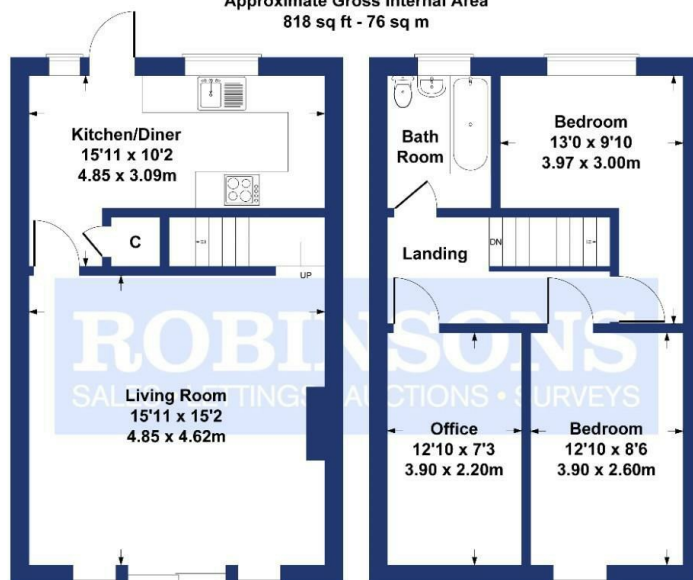
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Salvin Street

Approximate Gross Internal Area
818 sq ft - 76 sq m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(1-10)	B		
(11-20)	C		
(21-30)	D		
(31-40)	E		
(41-50)	F		
(51-60)	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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