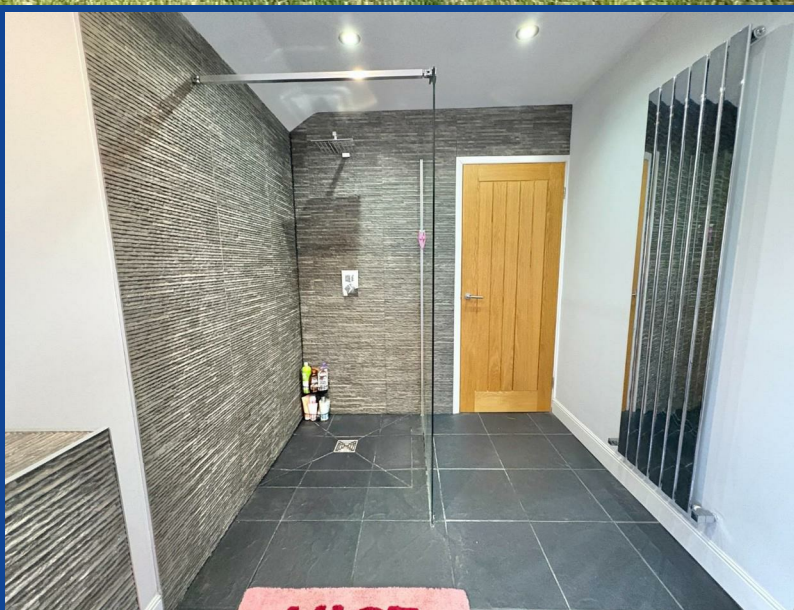
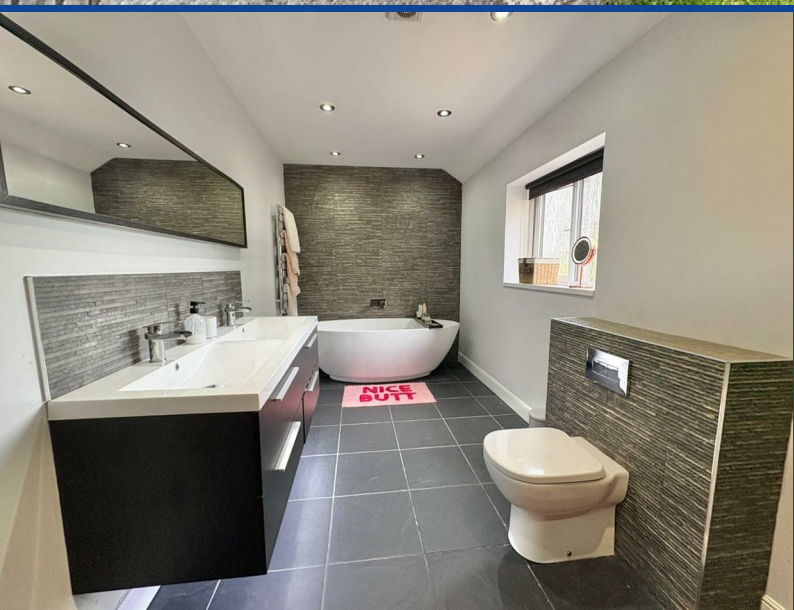




Swan Street, Evenwood, DL14 9RN
2 Bed - House - Mid Terrace
£800 Per Calendar Month

ROBINSONS
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Robinsons are delighted to offer to let this truly stunning two double bedroom home, which has been thoughtfully renovated in recent years and finished to an excellent standard, with quality fixtures and fittings throughout.

One of the stand-out features of this beautiful home is the enclosed rear garden, which has been designed for easy maintenance and enjoys far-reaching views over the surrounding countryside.

The property is warmed by gas central heating, with the added benefit of a log-burning stove in the lounge, while the windows are UPVC double glazed.

The accommodation comprises an entrance hallway leading into a spacious open-plan reception room, providing ample space for both seating and dining furniture. The room features a bay window to the front aspect and a charming log-burning stove.

The beautifully re-fitted kitchen offers an excellent range of wall, base and drawer units, together with integral appliances and further space for a dining table, seating area or home office. Bi-folding doors provide direct access to the rear garden and take full advantage of the stunning countryside views.

To the first floor are two well-proportioned double bedrooms, together with a useful additional room which would be ideal as a walk-in wardrobe, dressing room or home office. The luxurious fitted bathroom is finished to an excellent standard and comprises a four-piece suite, including a freestanding bath, large walk-in shower enclosure, double wash hand basin set within a vanity unit and WC.

Externally, the enclosed front garden is laid mainly to lawn with a patio area, while the rear garden is fully enclosed and designed for ease of maintenance, featuring a paved patio area overlooking the surrounding countryside.

Location

Evenwood is a pleasant village surrounded by attractive countryside and offers a range of local amenities including a village shop and primary school. A wider selection of shopping and leisure facilities can be found in the nearby towns of Crook and Bishop Auckland.

This exceptional property would make an ideal rental home for a professional couple or individual seeking a high-quality property in a peaceful village setting.

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

AGENTS 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 Central Heating

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>

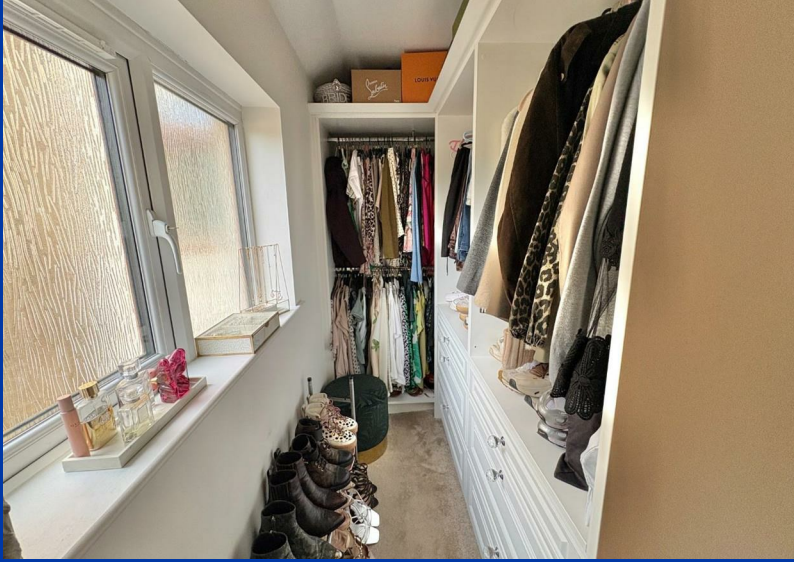
Selective licencing area – No

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

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

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



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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		
England & Wales	EU Directive 2002/91/EC	

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E: info@robinsonswynyrd.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.



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