



**Shawbrow View, DL14 6XH**  
**4 Bed - House - Semi-Detached**  
**£895 Per Month**

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

Robinsons are delighted to offer to the rental market this recently refurbished four bedroom semi-detached home. The property has modern fixtures and fittings throughout including a recently re-fitted kitchen and bathroom, it is warmed by gas central heating and the windows are UPVC double glazed.

The internal accommodation comprises; entrance vestibule, lounge with window to the front aspect. Kitchen/dining room with a range of wall, base and drawer units with integrated hob and oven and space for appliances and dining table, French doors leading to the garden.

To the first floor there are four bedrooms and a bathroom.

Outside there is a driveway and garage to the front, while at the rear an enclosed garden.

Shawbrow view is located on a pleasant resident housing estate and is within easy reach of shopping amenities, bus links and schooling.

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

## GROUND FLOOR

### Entrance Hall

#### Lounge

15'6" x 10'3" (4.73 x 3.14)

#### Kitchen/Dining Room

14'6" x 9'5" (4.43 x 2.88)

#### Conservatory

10'0" x 9'3" (3.06 x 2.83)

## FIRST FLOOR

### Landing

#### Bedroom 1

16'2" x 8'4" (4.93 x 2.56)

#### Bedroom 2

13'7" x 8'3" (4.16 x 2.54)

#### Bedroom 3

11'2" x 8'3" (3.41 x 2.54)

#### Bedroom 4

7'6" x 5'11" (2.30 x 1.81)

### Bathroom

## EXTERNAL

## 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 – Yes

Council Tax: Durham County Council, Band C - Approx. £2331 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



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

| 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                     |         |           |

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk