



Walton Crescent, St. Helen Auckland, DL14
9GD
2 Bed - House - Semi-Detached
£700 Per Month

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Robinsons are delighted to offer to the rental market this well presented two bedroom semi-detached home which sits on a good sized plot with off road parking and enclosed rear and side gardens. The house has is warmed by gas central heating and windows are UPVC double glazed.

The internal accommodation comprises entrance hallway with staircase to the first floor landing and useful understairs storage space. Kitchen with a range of wall, base and drawer units with integrated hob and oven and space for other appliances. Lounge which has a newly laid carpet is located at the rear of the house and overlooks the garden.

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

Outside there is a gravelled parking area to the front, while to the rear and side there is an enclosed garden which is mainly laid to lawn.

Walton Crescent is located on a modern housing estate in St Helens, Bishop Auckland and is conveniently located with easy access to shopping amenities, schooling and bus links.

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

AGENT 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>

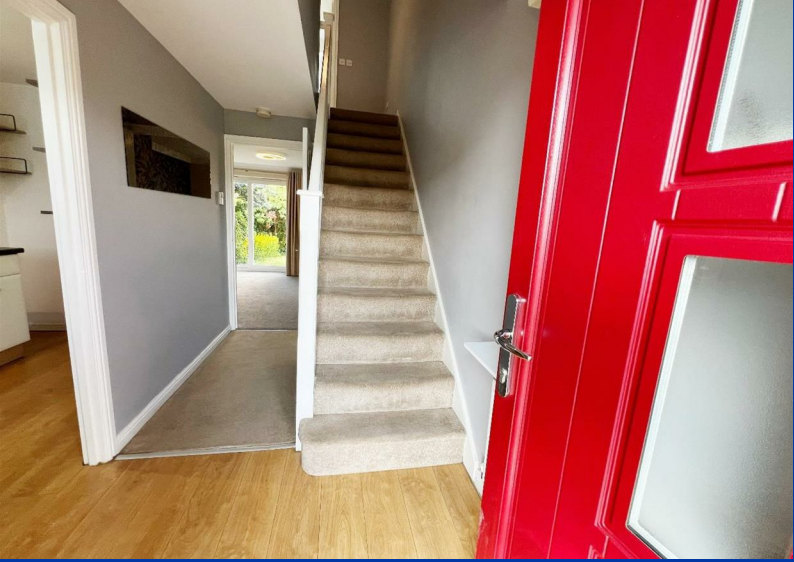
Selective licencing area – No

Council Tax: Durham County Council, Band B - Approx. £2039 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	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

DURHAM

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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.

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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