



Hutton Way, Framwellgate Moor, DH1 5BW
3 Bed - House - Mid Terrace
£925 PCM

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SALES • LETTINGS • AUCTIONS • SURVEYS

ALLOCATED CAR PARKING AND VISITOR BAYS ** GOOD QUALITY FIXTURES AND FITTINGS ** CUL DE SAC ** PRIVATE REAR GARDEN ** POPULAR & CONVENIENT LOCATION ** UPVC DOUBLE GLAZING & GCH ** EARLY VIEWING ADVISED **

A lovely family home located in a quiet cul-de-sac within an attractive and modern development. The well-presented accommodation briefly comprises an entrance lobby, a convenient downstairs WC, a welcoming lounge, and a stylish fitted kitchen with a dining area featuring French doors that open onto the rear garden.

Upstairs, there are three generously sized bedrooms and a modern family bathroom with a white suite. Externally, the property enjoys a rear garden mainly laid to lawn with paved pathways, perfect for relaxing or entertaining. To the front, there is an allocated parking space along with several visitor bays.

Hutton Way is part of a modern development in the sought-after area of Framwellgate Moor, close to a variety of local shops and amenities. The Arnison Centre retail park—open seven days a week—is just a short distance away, offering a wide range of shopping and dining options. The area also provides excellent access to local schools, recreational facilities including a gym, and major transport links. Durham City Centre is approximately two to three miles away.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - B

BOND £925 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and No Pets

Tenant Requirements: Tenant Income £33,300 Guarantor Income (If Required) - £33,300

GROUND FLOOR

Entrance Lobby

Downstairs WC

Lounge

13'1" x 13'1" (4 x 4)

Dining Area

8'6" x 8'2" (2.6 x 2.5)

Kitchen

9'6" x 8'10" (2.9 x 2.7)

FIRST FLOOR

Landing

Bedroom

12'1" x 8'10" (3.7 x 2.7)

Bedroom

10'5" x 7'10" (3.2 x 2.4)

Bedroom

8'2" x 7'6" (2.5 x 2.3)

Bathroom

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

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

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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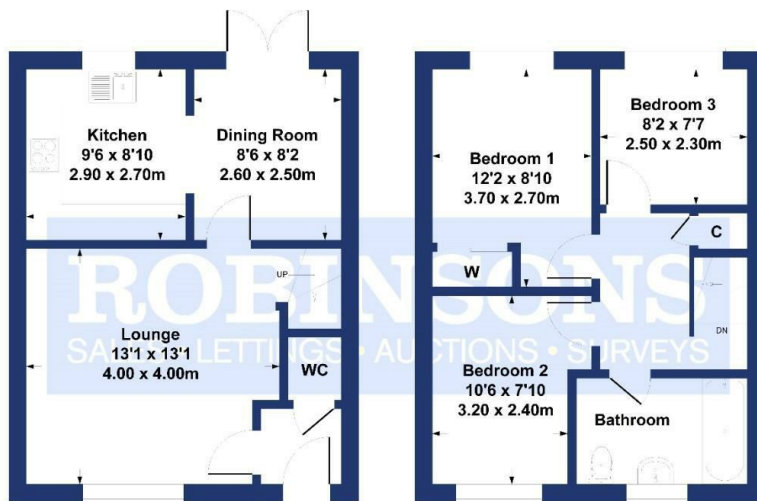
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hutton Way
Approximate Gross Internal Area
807 sq ft - 75 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. 2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	81
(69-80) C	
(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	

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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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