



Chestnut Avenue, Spennymoor, DL16 7SW
2 Bed - House - Semi-Detached
£550 Per Calendar Month

ROBINSONS
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- * TWO BEDROOMED SEMI DETACHED HOUSE
- * POPULAR RESIDENTIAL AREA
- * GAS CENTRAL HEATING VIA COMBI BOILER
- * GARDENS TO FRONT AND REAR
- * CONVENIENT FOR TOWN CENTRE
- * Tenant Income £16,800
- * Guarantor Income £20,160
- * No smokers or pets

The floorplan briefly comprises of -

ENTRANCE HALL with staircase to FIRST FLOOR, LOUNGE with feature fire place, KITCHEN/BREAKFAST ROOM with a range of units and combi boiler for domestic hot water and gas central heating. Whilst to the FIRST FLOOR, two well proportioned BEDROOMS and recently installed SHOWER ROOM. Externally, the property enjoys front GARDENS which are mainly laid to lawn, good sized REAR GARDENS laid to lawn.

The property is placed on this popular residential development being within close proximity of Spennymoor Town Centre, local shops, schools and amenities, ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region.

EPC Rating D
Council Tax Band A

Front External

Lounge

Kitchen

Bathroom

Bedroom 1

Bedroom 2

Rear External

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

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.



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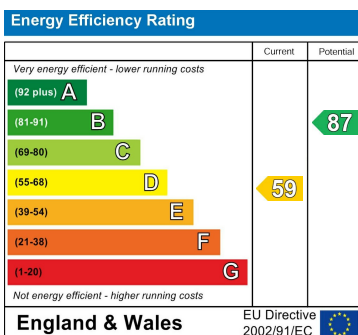
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Dedicated Property Manager



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

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.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.

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
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