

**Salvin Street, Croxdale, DH6 5JA**  
**2 Bed - House - Mid Terrace**  
**£575 Per Calendar Month**

**ROBINSONS**  
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We are delighted to offer to the rental market this, well presented TWO BEDROOMED TERRACED HOME.

The property is ideally located being close to local amenities, bus routes and schooling. Croxdale is also approximately a 10 minute drive from Durham City centre itself. This lovely home has an endless amount of benefits and some of its key features are, modern kitchen, well presented bathroom, spacious lounge, two good sized bedrooms. An internal viewing is highly recommended to fully appreciate this well presented home.

The floor plan briefly comprises of: ENTRANCE, Hall, spacious LOUNGE, FITTED KITCHEN. To the first floor there are TWO GOOD SIZED BEDROOMS, FAMILY BATHROOM. Externally there is a yard to the rear and a communal green area to the front.

Bond: £575

Unfurnished

EPC Rating: D

Council Tax Band: A

No Smokers

Tenant Earnings: £17,400

Guarantor Earnings: £20,880

#### **Externally**

#### **Lounge**

#### **Kitchen/Diner**

#### **Bedroom One**

#### **Bedroom Two**

#### **Bathroom**

#### **Redress**

#### **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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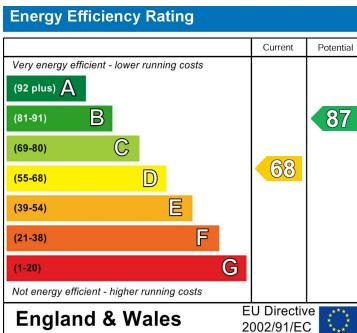
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