



**Glenroy Gardens, DH2 2JH**  
**3 Bed - House - Semi-Detached**  
**£750 Per Calendar Month**

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



\* TO LET FROM EARLY JANUARY \* POPULAR LOCATION \* PLEASANT OUTLOOK \* DRIVEWAY \* EXTENDED AND SPACIOUS \* ENCLOSED PRIVATE REAR GARDEN \*

Available from early January, this extended home offers spacious accommodation in a popular area of Chester le Street. Enjoying a pleasant outlook onto a turning circle, the property provides practical and flexible living space, making it ideal for families or professionals.

The floor plan comprises an entrance lobby, large and inviting lounge with adjoining dining area, kitchen, utility space and a downstairs WC. To the first floor there are three bedrooms and a family bathroom. Externally there is a driveway to the front and an enclosed rear garden designed for low maintenance, offering a good degree of privacy and outdoor space.

Glenroy Gardens is conveniently located for access to Chester le Street town centre, which offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The area benefits from excellent transport links, with Chester le Street Railway Station and the A1(M) both within easy reach, providing direct connections to Durham, Newcastle and beyond.

The location is also close to Riverside Park, local schools and bus routes, making it an ideal setting for tenants seeking a well-maintained home in a peaceful yet well-connected residential area.

Bond: £750

**\*\*Specifications: Unfurnished. Families welcome. Pets considered. No smokers allowed\*\***

**\*\*Required earnings: Tenant Income £27,000. Guarantor Income £27,000 (if required)\*\***

## Entrance Lobby

## Lounge

## Dining Area

## Kitchen

## Utility Area

## W.C

## FIRST FLOOR

## Bedroom

## Bedroom

## Bedroom

## Bathroom

## External

Externally there is a driveway to the front and an enclosed rear garden designed for low maintenance, offering a good degree of privacy and outdoor space.

## Agent's Notes

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: D

Property Construction – Standard

Number & Types of Rooms – Please refer to the details, any 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>

Flood risk – refer to the Gov website -

<https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website -

<https://www.gov.uk/check-coastal-erosion-management-in-your-area>

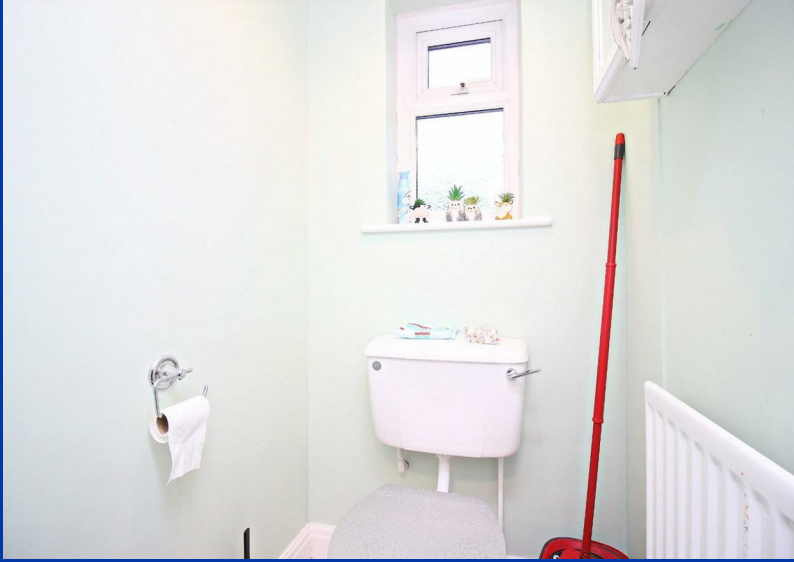
Tenant specification: Pets considered, no smokers.

**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor 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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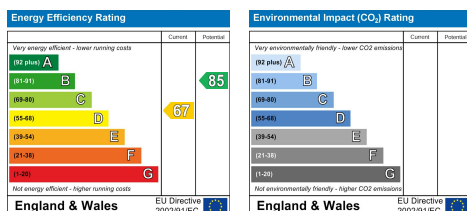
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## DURHAM

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

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## WYNYARD

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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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