



Penshaw View, Sacriston, DH7 6UX
1 Bed - Flat - Purpose Built
£525 Per Calendar Month

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* AVAILABLE EARLY SEPTEMBER * STUNNING PANORAMIC VIEWS * PARKING FOR TWO CARS * EXCELLENT COMMUTING LINKS *

This unfurnished, beautifully situated first-floor flat offers stunning panoramic scenic views and is now available for rent. Located in an attractive cul-de-sac within a highly sought-after and established residential area, close to both Durham and Chester-le-Street, the property is ideal for a range of potential tenants. Early viewing is highly recommended.

Internally, the property comprises an entrance lobby with stairs leading to the first-floor landing, a comfortable lounge, kitchen, double bedroom (which includes a large wardrobe), and a bathroom. Externally, there is parking available for two cars. Additional features include UPVC double glazing and gas central heating.

Sacrison offers convenient access to schools, amenities, recreational facilities, and strong motoring links to Durham City Centre and Chester-le-Street Town Centre, both just a few miles away with a broader range of shops and leisure options. There are also excellent bus services. We believe this property will appeal to a variety of tenants and can be viewed through our Chester-le-Street office.

Bond £525

Specifications: Unfurnished

****Required earnings: Tenant Income £18,900 Guarantor Income £18,900 (if required)**

NB photos were taken 2024 before current tenant move in

Entrance Lobby

Lounge

Kitchen

Bedroom

Bathroom

External

Externally, there is parking available for two cars

Agent's Notes

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: C

Property Construction – Standard

Number & Types of Rooms – 1 Bedroom, 1 reception room, 1 kitchen and 1 bathroom.

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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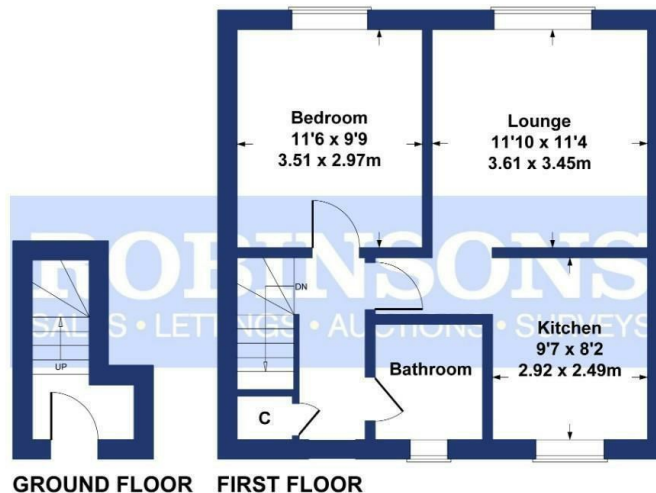
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Penshaw View

Approximate Gross Internal Area
466 sq ft - 43 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. 2019

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	77
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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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