



**The Orchard, Picktree Lane, DH3 3SX**  
**1 Bed - Bungalow - Dormer Terrace**  
**£595 Per Calendar Month**

**ROBINSONS**  
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\* AVAILABLE NOW \* LOVELY POSITION IN THE TOWN CENTRE \* NICE OUTLOOK \* ALLOCATED AND VISITOR CAR PARKING \*

Offered on an un-furnished basis (with some white goods), Robinsons are delighted to present this superbly presented and ideally located one bedroom property. Benefits include uPVC double glazing and should be suited to couples, single applicants and those looking to commute throughout the region.

This unusual style property comprises of: entrance into a light and airy living room which is open plan to the modern fitted kitchen, shower room WC, whilst to the first floor there is a spacious bedroom with fitted wardrobes.

The Orchard is pleasantly situated in a quiet, residential development close to shops and amenities and it is within very easy access of transport links for those travelling throughout the North & South. Viewing is considered essential to fully appreciate all that this wonderful property has to offer. Allocated parking space and two visitor spaces.

Bond: £595

**\*\*Specifications: Unfurnished\*\***

**\*\*Required earnings: Tenant Income £21,420 Guarantor Income £21,420 (if required)\*\***

### Living Room

### Open Plan Kitchen

### Shower room/ W.C

### FIRST FLOOR

### Bedroom

### EXTERNAL

Allocated parking space and two visitor spaces.

### Agency Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile: Good/Average

Tenure: Leasehold

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

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

### 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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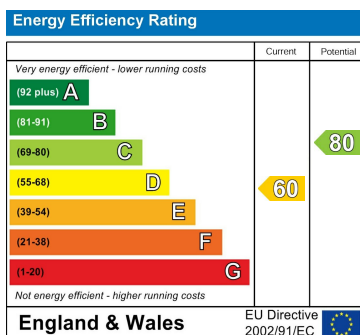
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DH1 3HL

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E: info@robinsonsdurham.co.uk

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T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

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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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