



**Boyne Street, Willington, DL15 0EW**  
**2 Bed - House - Mid Terrace**  
**£375 Per Calendar Month**

**ROBINSONS**  
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Well positioned in this pleasant street in Willington, we are delighted to bring to the market for rent this two double bedroom mid terrace house, which should appeal to a number of applicants

It is warmed by gas central heating via combination boiler and is fully UPVC double glazed and the floor plan briefly comprises of lounge, kitchen, dining area, utility room. To the first floor there are two bedrooms and a family bathroom. Outside there is an enclosed yard to the rear and to the front the property has a pleasant outlook.

**SPECIFICATIONS: PROFESSIONAL TENANTS ONLY, NO SMOKERS, NO PETS**

Required Earnings, Tenants £12,000 Guarantor (if required) £14,400

#### **Lounge**

14'11 x 16'0 (4.55m x 4.88m)

Via UPVC double glazed door, staircase leading to first floor landing, electric fire with surround, laminate flooring, UPVC double glazed window to front aspect, central heating radiator.

#### **Kitchen**

16'3 x 6'10 (4.95m x 2.08m)

Fitted with a range of wall, base and drawer units with complimenting work surfaces incorporating an inset sink unit with mixer tap and drainer, four ring electric hob with oven below, tiled splash backs, UPVC double glazed window.

#### **Dining Area**

5'8 x 7'6 (1.73m x 2.29m)

With UPVC double glazed french doors leading to rear yard, laminate flooring.

#### **Utility Room**

6'2 x 4'9 (1.88m x 1.45m)

With space for appliances and frosted UPVC double glazed window.

#### **First Floor Landing**

#### **Bedroom One**

10'3 x 13'5 (3.12m x 4.09m)

With UPVC double glazed window to front aspect, central heating radiator and over stairs storage cupboard.

#### **Bedroom Two**

15'1 x 6'11 (4.60m x 2.11m)

With UPVC double glazed window to side aspect, central heating radiator, fitted wardrobes and cupboard housing the combination boiler.

#### **Family Bathroom**

A three piece white suite comprising of panelled bath with shower attachment, wash hand basin, low level w.c., tiled splash backs, heated towel rail, extractor fan and frosted UPVC double glazed window.

#### **Outside**

To the rear of the property there is an enclosed yard with gated access, it has been designed for easy maintenance.





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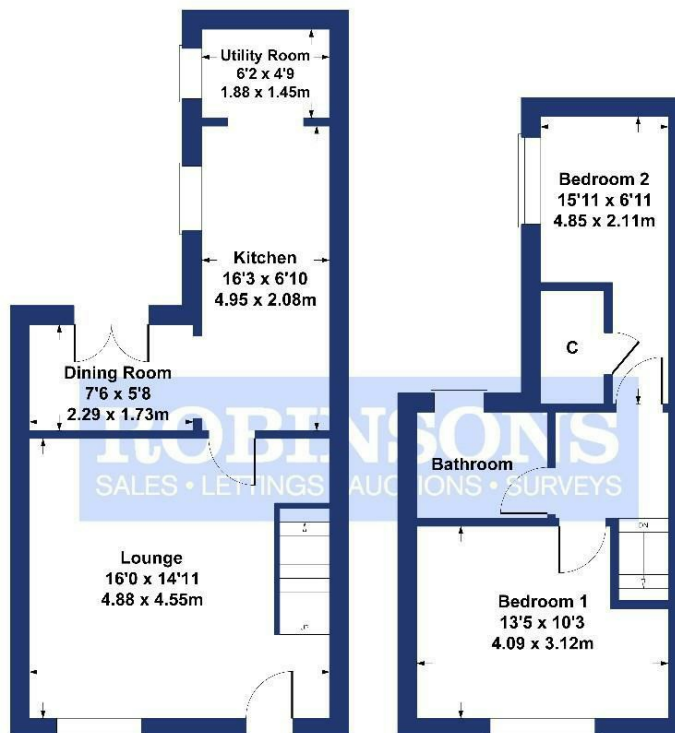
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Boyne Street**  
Approximate Gross Internal Area  
770 sq ft - 72 sq m



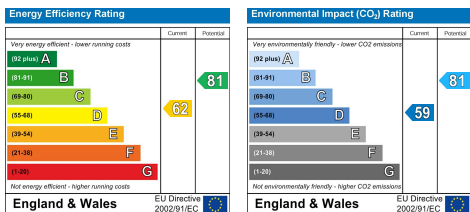
**GROUND FLOOR**

**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. 2018



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