



Robinsons welcome to the rental market this modern, spacious and upgraded four bedroomed family town house. Located in a desirable residential area of Durham City with excellent transport links and local amenities. Within close walking distance of City Centre and outstanding Primary & Secondary Schools. Benefits include: Double glazing, gas central heating, driveway parking, garage, garden and designated recreation area. Comprises:-Ground floor - Lobby, hall, storage cupboard, shower room/WC, reception/bedroom, utility room with fitted units and washing machine. First floor - lounge, kitchen/diner with integrated appliances, W/C. Second floor - three further bedrooms including master with en suite and fitted wardrobes, jack & jill family bathroom/WC. Long term let available.

Specifications: Professionals only. Smokers and pets considered.

Required Earnings: Tenant Income £ 29,850.00, Guarantor Income £ 35,820.00

Kirkwood Drive, Sherton Park, DH1 4FF
4 Bed - House - Townhouse
£995 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-150 kWh/m ² A			
81-100 kWh/m ² B			
61-80 kWh/m ² C			
41-60 kWh/m ² D			
21-40 kWh/m ² E			
1-20 kWh/m ² F			
0-10 kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.