

**Dalton Crescent, Nevilles Cross, DH1 4FB**  
**4 Bed - House - End Terrace**  
**£1,000 Per Calendar Month**

**ROBINSONS**  
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**\*\* FIRST MONTH ONLY, RENT £1000PCM - THEN £1600PCM THEREAFTER \*\***

Very Popular Location \*\* Walking Distance to Durham City, Schools & Amenities \*\* Versatile Accommodation - 3,4 or 5 Bedrooms \*\* Lovely Plot \*\* Gardens, Parking & Garage \*\* Extended Floor Plan \*\* Ideal Family Sized Home \*\* Competitive Price \*\* Unfurnished with Fridge Freezer, Dishwasher, Washing Machine \*\* Ideally Longer Term Let \*\*

The floor plan briefly comprises: entrance hallway, shower room/wc, reception/bedroom, bedroom, large reception room or another bedroom with french doors opening to the rear garden. The first floor has family lounge, spacious kitchen and large separate dining room with vaulted ceiling. The second floor has two further bedrooms, both having en-suite shower rooms. Outside the property occupies a lovely position with rear enclosed garden with patio areas, driveway and detached garage.

Sheraton Park is a prestigious development of houses situated in the well established and ever popular area of Nevilles Cross being adjacent to the A(167) Highway which provides good road links to both North and South. It is just over 1 mile from the immediate City Centre with its comprehensive shopping and recreational facilities and amenities and is within easy reach of the Durham Johnston School, St Leonards Roman Catholic School, St Margarets School, as well as Durham High School and Durham School.

Specifications: Professionals only, No pets, No smokers.

Required earnings: Tenant £48,000 Guarantor (if required) £57,600

## Ground Floor

### Hallway

### Shower Room/WC

### Reception/Bedroom 4

15'10 x 7'07 (4.83m x 2.31m)

### Bedroom 5

8'10 x 7'10 (2.69m x 2.39m)

### Reception/Bedroom 3

13'09 x 13'10 (4.19m x 4.22m)

Benefits from marble flooring with underfloor heating

## First Floor

### Lounge

14'05 x 12'08 (4.39m x 3.86m)

### Kitchen

14'05 x 7'10 (4.39m x 2.39m)

Solid wood flooring

### Dining Room

13'09 x 13'10 (4.19m x 4.22m)

Solid wood flooring

## Second Floor

### Bedroom 1

14'06 x 11'06 (4.42m x 3.51m)

### En-Suite

6'07 x 5'06 (2.01m x 1.68m)

### Bedroom 2

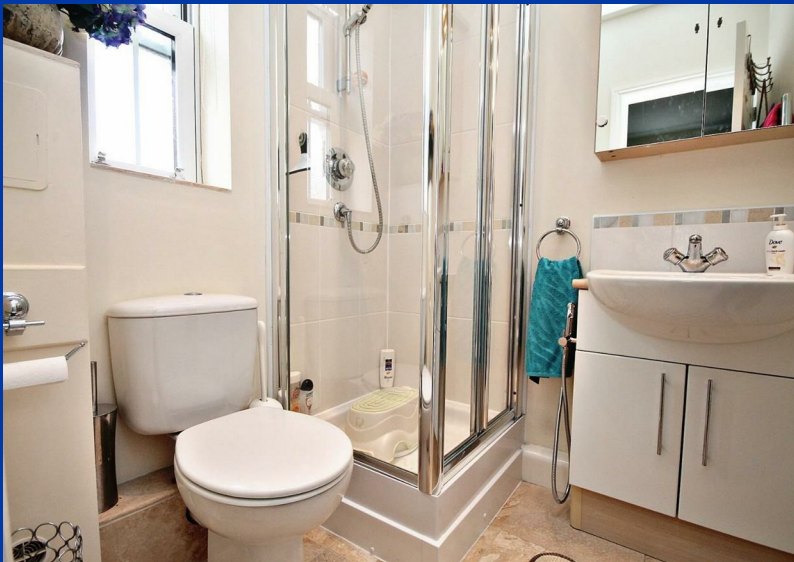
14'06 x 9'02 (4.42m x 2.79m)

### En-Suite

5'03 x 5'04 (1.60m x 1.63m)

## Outside - Gardens, Parking & Garage







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

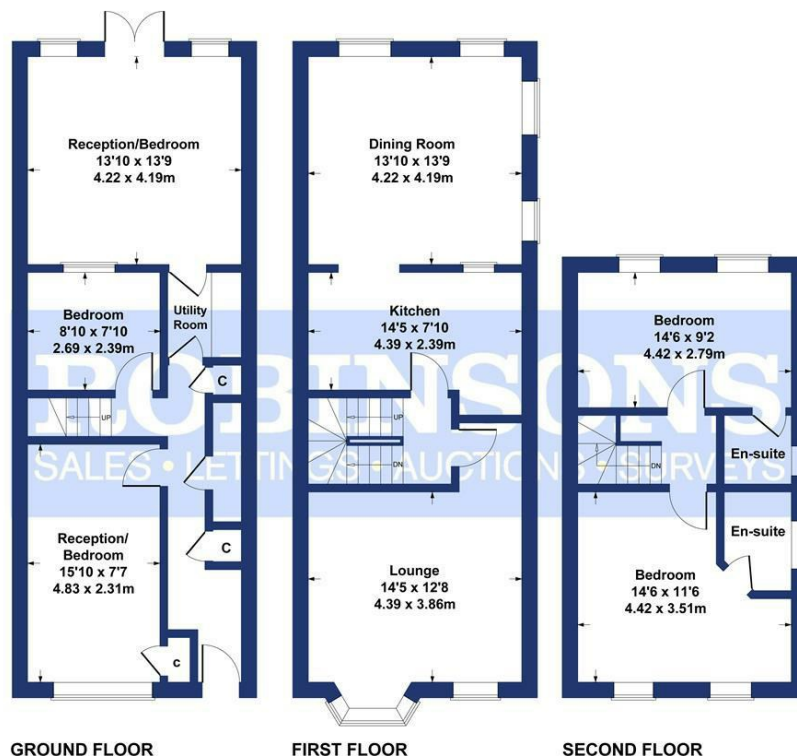
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Dalton Crescent**  
Approximate Gross Internal Area  
1581 sq ft - 147 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.

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