



**** ULTRA MODERN INTERIOR **** A stunning two bedroom mid terrace bungalow which is offered for rent on an UNFURNISHED BASIS. This deceptively spacious bungalow is complemented by it's large south facing garden which extends to approximately 100' in length. Located to the bottom of the garden is a single garage which is accessed via a rear alleyway. The bungalow is warmed by gas central heating via a combination boiler and is uPVC double glazed. The floor plan briefly comprises: entrance hall, spacious lounge with walk-in bay window giving plenty of natural light, an opening leads to the good sized dining room having an impressive fire surround, outstanding kitchen which has recently been fitted with modern 'shaker' style units which has a built-in oven, hob and extractor, utility/conservatory, two bedrooms and a modern shower room/WC. This beautifully presented homes comes with internal viewing highly recommended. AVAILABLE MAY 2021 - LONG TERM LET AVAILABLE.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS: Tenants £17,250pa; Guarantor, if required £20,700pa

BOND £575

Sandringham Road, TS26 8PS
2 Bed - Bungalow - Terrace
£575 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

ENTRANCE HALL

uPVC double glazed entrance door.

LOUNGE (front)

14'8 x 10'5 into bay and alcove (4.47m x 3.18m into bay and alcove)

DINING ROOM (rear)

9'4 x 14'2 into alcove (2.84m x 4.32m into alcove)

Impressive fire surround with flicker flame electric fire.

OUTSTANDING KITCHEN

9'0 x 8'10 (2.74m x 2.69m)

Recently fitted with modern 'shaker' style base, wall and drawer units with complementing working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob, built-in electric oven below, illuminated recirculating fan above.

UTILITY/CONSERVATORY

9'9 x 13'4 (2.97m x 4.06m)

Working surface with fitted base unit below, uPVC double glazed door to rear garden.

BEDROOM 1 (rear)

11'2 x 7'6 (3.40m x 2.29m)

BEDROOM 2 (front)

10'5 x 7'6 (3.18m x 2.29m)

Built-in cupboard housing wall mounted gas Logic combination boiler.

MODERN SHOWER ROOM/WC

Recently fitted with a three piece white suite comprising: walk-in double shower cubicle with fitted glass screen and chrome mains shower fitting, pedestal wash hand basin, close coupled WC, attractive tiling to part walls.

OUTSIDE

To the front of the property is a walled garden, whilst to the rear of the property is a generous sized rear garden which extends to 100' approximately. The garden is laid mainly to lawn with a patio area which benefits from a southerly aspect. It also has a DETACHED GARAGE located to the rear of the garden and is accessed via a rear alleyway.



OUR SERVICES

Mortgage Advice

Conveyancing

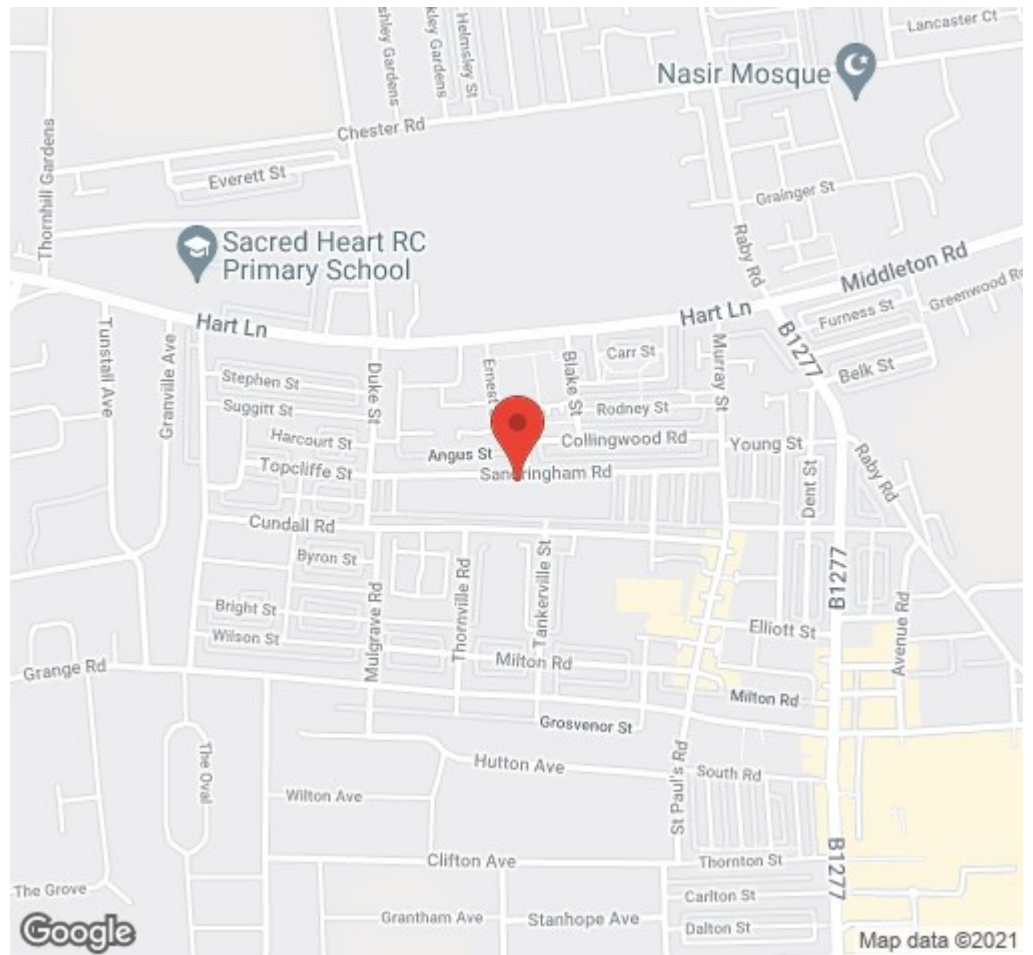
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating	
Current	Potential
86	86

Environmental Impact (CO ₂) Rating	
Current	Potential

DURHAM SALES & LETTINGS OFFICE

DURHAM CITY
1 Old Elvet
DH1 3HI

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscs.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440
E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666
E: info@robinsonsmiddlesborough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555
E: info@robinsonstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY
14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
T: 0191 383 9994 (option1) (Lettings)
E: admin@robinsonsettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

EDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonsedgfield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonsbarkwick.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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS