



**Emmerson Street, DL15 8NG**  
**1 Bed - House - Terraced**  
**£275 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Recently renovated we are delighted to offer to the rental market on a un-furnished basis this one bedroom end terrace house which would be suited for someone looking to be within walking distance of Crook town centre and the main bus stop. The floor plan comprises, lounge, re-fitted kitchen, master bedroom and family bathroom. The house is warmed by gas central heating and is fully uPVC double glazed. There is a shared rear yard. Contact Robinsons to arrange your viewing.

Required Earnings, Tenants £10,200 Guarantor (if required) £12,240

\*\*Please Note rent will be £345 there may be a slight rent increase to allow pets

#### **Entrance Vestibule**

Via UPVC double glazed entrance door, stairs leading to first floor and central heating radiator.

#### **Lounge**

16'7 x 11'3 (5.05m x 3.43m)

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

#### **Kitchen**

7'4 x 5'2 (2.24m x 1.57m)

With wall, base and drawer units incorporating inset sink unit, UPVC double glazed window, central heating radiator.

#### **First Floor Landing**

With UPVC double glazed window

#### **Bedroom One**

13'7 x 14'0 (4.14m x 4.27m)

With UPVC double glazed window to front aspect, central heating radiator and loft hatch.

#### **Family Bathroom**

A three piece white suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c., tiled splash backs, laminate flooring, frosted UPVC double glazed window and cupboard housing the baxi combination boiler.

#### **Outside**

There is a shared yard.







# OUR SERVICES

Mortgage Advice

Conveyancing

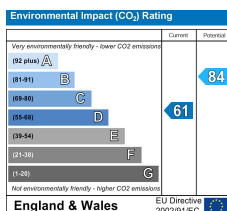
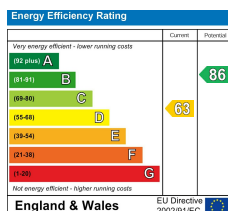
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## 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

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.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

## STOCKTON

21 Bishop Street

TS18 1SY

T: 01642 607555

E: info@robinsonstockton.co.uk

## MIDDLESBROUGH

26 Stokesley Road

TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesbrough.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@robinsonslettings.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.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@robinsonsbarnwick.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

Royal Corner, Crook, County Durham, | Tel: 01388763477 | info@robinsonscrook.co.uk

www.robinsonsestateagents.co.uk