



**Prebends Field, Gilesgate, DH1 1HH**  
**3 Bed - House - Semi-Detached**  
**£550 Per Calendar Month**

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**\*\* Popular Location \*\* Close to Amenities & Transport Links \*\*  
Ideal Family Home \*\* Corner Plot \*\* Gardens, Drive & Garage \*\*  
Double Glazing & Gas Central Heating \*\* Maximum 12 months  
tenancy**

**Gardens to Three Sides**

**Driveway**

**Garage**

**Council Tax Band: C. Annual cost £1772.**

The floor plan briefly comprises: entrance porch, lounge/dining room, kitchen, utility room. The first floor has three bedrooms, bathroom and separate wc. Outside are gardens, driveway and garage.

Prebends Field is located on the popular High Grange Estate, which is well situated for access to local shopping and recreational facilities available within the development itself as well as Gilesgate. Gilesgate is also well placed for commuting purposes being just off the A(690) Durham to Sunderland Highway and is well placed for access to the A1(M) Motorway and the A(19) Highway.

Professionals only, no pets and no smokers.

Required earnings: Tenant - £20,250 Guarantor (if required) - £24,300

## **GROUND FLOOR**

### **Porch**

### **Living Area**

18'2 x 13'11 max (5.54m x 4.24m max)

### **Dining Area**

11'2 x 8'8 (3.40m x 2.64m)

### **Kitchen**

10'8 x 9'2 (3.25m x 2.79m)

### **Utility**

8'10 x 8'3 (2.69m x 2.51m)

## **FIRST FLOOR**

### **Landing**

### **Bedroom One**

11'9 x 9'11 (3.58m x 3.02m)

### **Bedroom Two**

10'6 x 8'10 (3.20m x 2.69m)

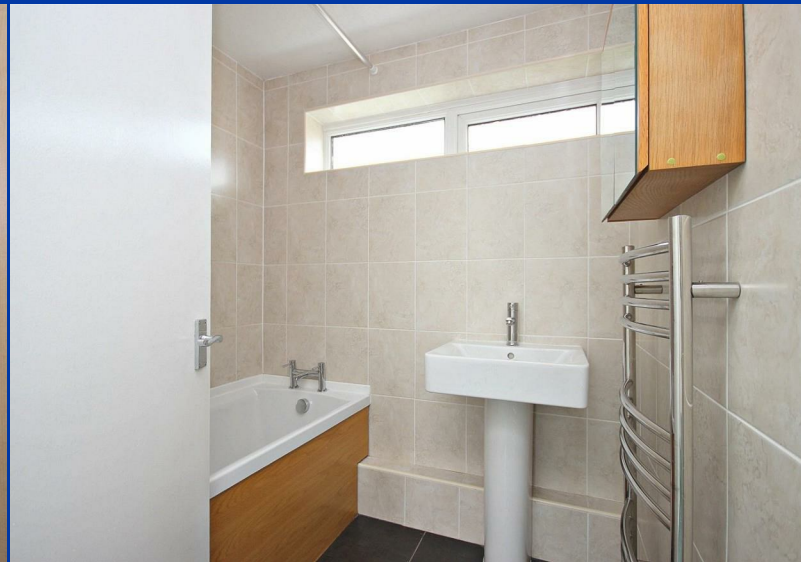
### **Bedroom Three**

8'4 x 7'8 (2.54m x 2.34m)

### **Bathroom**

### **WC**

## **EXTERNALLY**



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## Prebends Field

Approximate Gross Internal Area  
899 sq ft - 84 sq m



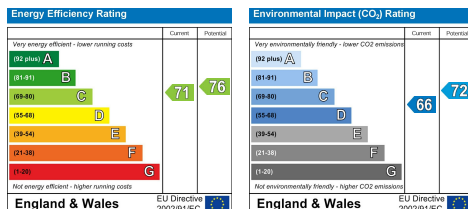
GROUND FLOOR

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. 2019



### DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet  
DH1 3HL

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.

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1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk

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