



**Church Square, DH7 8EE**  
**3 Bed - House - Townhouse**  
**£650 Per Calendar Month**

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

Robinsons are delighted to offer to the rental market this fabulous three bed town house. The property has from UPVC double glazing, gas central heating, gardens to front and rear, garage and driveway providing off street parking. Briefly comprising, entrance hall, cloaks/WC, lounge, with french doors to enclosed rear garden. Fitted kitchen/dining with built in appliances. To the 1st floor are two double bedrooms and family bathroom the master having ENSUITE FACILITIES and built in wardrobes, PROPERTY ALSO BENEFITS FROM SOLAR PANELS WHICH CAN RESULT IN CHEAPER ENERGY BILLS! Must be viewed to appreciate the standard of accommodation to offer. Energy rating B

Specifications: Professionals only, No Smokers or pets.

Required Earnings: Tenant Income - £19,500 Guarantor Income (if required) - £23,400

**Lounge**

14'09" x 11'05" (4.50 x 3.48)

**Fitted kitchen/dining room**

11'06" x 13'11" (3.51 x 4.24)

**Double bedroom 1**

14'09" x 9'05" (4.50 x 2.87)

**Double bedroom 2**

9'11" x 7'11" (3.02 x 2.41)

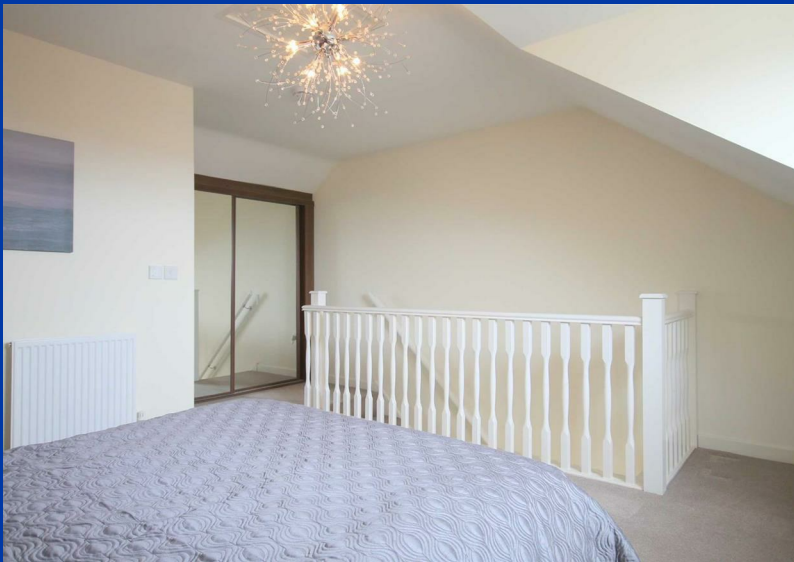
**Master bedroom**

14'08" x 16'11" (4.47 x 5.16)

**Ensuite**

7'07" x 5'09" (2.31 x 1.75)





# OUR SERVICES

Mortgage Advice

Conveyancing

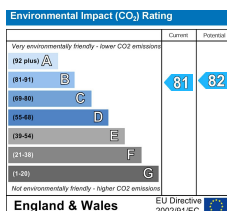
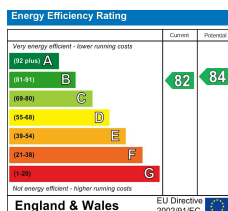
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

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E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

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E: info@robinsonsbishop.co.uk

## SPENNYMOOR

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## DARLINGTON

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## STOCKTON

21 Bishop Street

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E: info@robinsonstockton.co.uk

## MIDDLESBROUGH

26 Stokesley Road

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T: 01642 313666

E: info@robinsonsmiddlesborough.co.uk

## REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace  
DH6 4HP

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T: 0191 383 9994 (option1) (Lettings)

E: admin@robinsonslettings.co.uk

## CROOK

Royal Corner

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E: info@robinsonscrook.co.uk

## SEDFIELD

3 High Street

TS21 2AU

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E: info@robinsonssedfield.co.uk

## HARTLEPOOL

106 York Road

TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

## INGLEBY BARWICK

Barwick Lodge

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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

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