



Re-furbished throughout in 2020; we are delighted to offer To Let this stunning three bedroom detached house situated pleasantly within the highly sought after, semi rural location of Bishop Middleham. 'Lamb Cottage' is positioned just off Bank Top & would make the ideal home for the family. Having easy access to the amenities offered in & around Bishop Middleham itself; the property is within a short drive into Sedgefield & also has great access to all of the major road links offered within the area. This deceptively spacious home briefly comprises: entrance hallway with access through to a ground floor cloaks/wc, a lovely sized lounge which overlooks the front elevation & a 16ft (approx) kitchen / dining room. The first floor landing provides access to the three bedrooms & family bathroom. Externally, the property enjoys an enclosed garden to the front whilst a driveway to the side provides ample vehicle parking. Internal viewing comes highly recommended in order to fully appreciate the accommodation available.

Working applicants only. Pets considered.

Tenants required earnings £22,200.

Bank Top, Bishop Middleham, DL17 9AW
3 Bed - House - Detached
£650 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

KITCHEN / DINER

16'9 x 9'10 (5.11m x 3.00m)

LOUNGE

16'9 x 9'10 (5.11m x 3.00m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'7 x 9'1 (3.53m x 2.77m)

BEDROOM TWO

13'1 x 8'7 (3.99m x 2.62m)

BEDROOM THREE

12'5 x 6'6 (3.78m x 1.98m)

BATHROOM

10'11 x 5'4 (3.33m x 1.63m)

EXTERNALLY



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.

OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <p>102-99 kWh/m² A</p> <p>91-101 kWh/m² B</p> <p>81-90 kWh/m² C</p> <p>71-80 kWh/m² D</p> <p>61-70 kWh/m² E</p> <p>51-60 kWh/m² F</p> <p>41-50 kWh/m² G</p> <p>Not energy efficient - higher running costs</p>			
<p>Environmental Impact (CO₂) Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>102-91 g/m² A</p> <p>81-91 g/m² B</p> <p>61-80 g/m² C</p> <p>51-61 g/m² D</p> <p>41-51 g/m² E</p> <p>31-41 g/m² F</p> <p>21-31 g/m² G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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@robinsonsls.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@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@robinsonssedgefield.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

SALES • LETTINGS • AUCTIONS • SURVEYS