



Swan Walk, DL16 7UU
3 Bed - House - End Terrace
£750 Per Calendar Month

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Robinsons are delighted to offer to the rental market this SUPERBLY PRESENTED THREE BEDROOMED END LINK PROPERTY which is a credit to its current owners for its class and style throughout, located on the MERRINGTON PARK DEVELOPMENT built by BARRATT HOMES. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMMODATION on offer which has NUMEROUS UPGRADES THROUGHOUT and is conveniently located to Spennymoor Town Centre and local amenities and the property itself benefits from UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING and briefly comprises of ENTRANCE HALL, CLOAKROOM/WC, LOUNGE, SUPERB KITCHEN/DINING ROOM with INTEGRATED COOKING FACILITIES and APPLIANCES. Whilst to the FIRST FLOOR, THREE BEDROOMS, TWO WITH FITTED WARDROBES, EN-SUITE FACILITIES, ATTRACTIVE MODERN WHITE FAMILY BATHROOM. Whilst EXTERNALLY the property enjoys FRONT & SIDE GARDENS, REAR GARDEN with PATIO, DECKED AREA and STONE BUILT BBQ which would be fantastic for entertaining guests, beyond the private garden is a GARAGE and DRIVEWAY.

No Pets / No Smokers / Professionals Only

EPC Rating B

Tenant Earnings - £22,800

Guarantor Earnings - £27,360

Externally

To the front elevation is an easy to maintain garden & side gardens, whilst to the rear there is a lovely good sized garden with patio & decked area.

Entrance Hall

Stylish tiled flooring, storage cupboard, stairs to the 1st floor, feature radiator, storage cupboard with plumbing.

WC

W/C, chrome towel rail, tiled flooring, wash hand basin with tiled splash backs.

Lounge

16'1 x 10'1 (4.90m x 3.07m)

uPVC window's, radiators, recently fitted quality flooring, tastefully decorated.

Kitchen

16'0 x 13'1 max points (4.88m x 3.99m max points)

White wall & base units, integrated oven, newly fitted five ring gas hob, extractor fan, dishwasher, fridge freezer, wine fridge, stylish sink, worktops & splash backs, tiled flooring, uPVC window, french door leading to rear garden, central island with storage, spot lights, under counter lighting.

Landing

Recently fitted quality flooring, radiator, loft access, spot lights.

Bedroom One

12'6 x 11'5 (3.81m x 3.48m)

Recently fitted quality flooring, uPVC windows, quality flooring, fitted wardrobes.

En Suite

Shower cubicle, tiled flooring, wash hand basin, W/C, chrome towel rail, uPVC window, extractor fan.

Bedroom Two

10'3 x 8'6 (3.12m x 2.59m)

uPVC window, radiator, recently fitted quality flooring, fitted wardrobes, storage cupboard.

Bedroom Three

7'3 x 6'8 (2.21m x 2.03m)

Recently fitted quality flooring, uPVC window, radiator.

Bathroom

White panel bath with shower attached, wash hand basin with tiled splash backs, W/C, uPVC window, tiled flooring, radiator, spot lights, extractor fan.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
105-120 kWh/m ² /yr A	94	105-120 g/kWh A	
81-104 kWh/m ² /yr B		81-104 g/kWh B	
61-80 kWh/m ² /yr C		61-80 g/kWh C	
41-60 kWh/m ² /yr D		41-60 g/kWh D	
21-40 kWh/m ² /yr E		21-40 g/kWh E	
1-20 kWh/m ² /yr F		1-20 g/kWh F	
1-20 kWh/m ² /yr G		1-20 g/kWh G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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