

**STUART
EDWARDS**



Mistletoe Street

Durham City, Durham DH1 4EP

- Available 2024/2025
- Modern Kitchen
- Communal Living/Dining Area
- Rear Yard
- Viaduct Location
- 5 Student Rooms Available
- 2 Luxury Shower Rooms
- Comb Boiler
- Well Presented
- £110 PER ROOM PER WEEK, EXCLUSIVE OF BILLS. OR £130 PER WEEK INCLUDING BILLS!

£110 Per Week



FULL DESCRIPTION

5 Beds (all double) 2 Baths Student Accommodation available 2024/2025 situated in the viaduct area of Durham City. Separate washer and drier.

£110 PER ROOM PER WEEK, EXCLUSIVE OF BILLS. OR £130 PER WEEK INCLUDING BILLS!

Entrance hallway, communal dining/living area dining table with sofa, Smart TV, fully equipped kitchen with all appliances (washer, dishwasher, tumble drier, 2 large fridge freezers, microwave, hob, oven etc).

Gas central heating and double glazing so warm for low cost ! Paved yard at back perfect for BBQs or parties.

ENTRANCE

UPVC double glazed entrance door. Hallway with two double radiators and security alarm system.

KITCHEN

6'7"

Modern range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Two large fridge/freezers, dishwasher, tumble drier and automatic washing machine. Double radiator, feature tiled splashbacks and ceramic tiled flooring, spot lighting.

COMMUNAL LOUNGE/DINING AREA

18'1"

With sofa, flat screen tv, dining table, chairs and double radiator.

BEDROOM 1

13'10"

Double bed with storage space underneath, a wardrobe, desk with set of drawers under, large chest of drawers, bed, bedside drawers, comfy office chairs, carpet and a radiator.

BEDROOM 2

7'9"

Double bed with storage space underneath, a wardrobe, desk with set of drawers under, large chest of drawers, bed, bedside drawers, comfy office chairs, carpet and a radiator.

LUXURY SHOWER ROOM

6'3"

Modern white suite comprising: low level wc, pedestal wash hand basin, larger than usual shower cubicle, chrome heated towel rail, fully feature tiled walls and flooring, spot lighting and extractor fan.

FIRST FLOOR LANDING

BEDROOM 3

9'11"

Double bed with storage space underneath, a wardrobe, desk with set of drawers under, large chest of drawers, bed, bedside drawers, comfy office chairs, carpet and a radiator.

BEDROOM 4

9'6"

Double bed with storage space underneath, a wardrobe, desk with set of drawers under, large chest of drawers, bed, bedside drawers, comfy office chairs, carpet and a radiator.

BEDROOM 5

6'5"

Double radiator. small double (4ft ottoman bed) which lifts for storage underneath, memory foam topped mattresses, wardrobe, bedside cabinet, chest of drawers and desk with cabinet underneath and swivel chair.

LUXURY SHOWER ROOM

7'8"

Modern white suite comprising: low level wc, pedestal wash hand basin, larger than usual shower cubicle, chrome heated towel rail, fully feature tiled walls and flooring, spot lighting and extractor fan.

REAR YARD

Paved yard at back perfect for BBQs or parties.

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are in produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on OnTheMarket.com

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: Exempt
EPC Rating: D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.