

# STUART EDWARDS



## Alexandria Crescent

Crossgate Moor, Durham DH1 4EE

- STUDENT ACCOMMODATION 2024/2025
  - 7 BEDROOMS AVAILABLE
- EXTENSIVELY FITTED KITCHEN & UTILITY ROOM
- MODERN CLOAKROOM/WC & 2 SHOWER ROOMS
- HIGHLY POPULAR STUDENT RENTAL LOCATION
- AN EXCEPTIONAL RENTAL HOME
  - BILLS INCLUDED
- OPEN PLAN COMMUNAL LOUNGE/DINER
  - REAR YARD
- GAS CH & UPVC DOUBLE GLAZING

**£175 Per Week**



**Council Tax Band: Exempt**  
**EPC Rating: C**

**FULL DESCRIPTION**

SINGLE ROOMS AVAILABLE IN THIS HIGH SPECIFICATION. 7 BEDROOM, STUDENT ACCOMMODATION, SITUATED IN THE POPULAR VIADUCT AREA OF DURHAM CITY. £175 PER ROOM, PER WEEK. INCLUSIVE OF UTILITY BILLS.

In the heart of Crossgate, 15 minutes' walk from Science Site and 10 minutes through the city centre to Elvet Riverside. It is also close to the business school and Al-Quashimi building.

This is exceptional rental accommodation in a highly popular location amongst students.

Internally the property is beautifully presented with 7 bedrooms all with double or 4 foot beds, bedside table, desk, wardrobe and chest of drawers. The fully equipped, modern kitchen is extensively fitted and has a useful utility room. The communal lounge/dining area is an excellent open plan living space and provides a real sociable hub to the the home. Additionally there's a cloakroom/wc and 2 walk-in shower rooms.

Externally there's a yard to the rear.

Having gas central heating and UPVC double glazing throughout.

Viewings are strongly recommended to appreciate the accommodation on offer.

**ENTRANCE HALLWAY**

UPVC entrance door to hallway and stairs to landing.

**BEDROOM 1**

13'5" x 9'11"

Radiator.

**BEDROOM 2**

8'11" x 11'5"

Radiator and feature bay window.

**KITCHEN**

18'8" x 9'8"

Range of wall and floor units with laminate worktops and inset sink and drainer unit and laminate splashbacks. Integrated fridge, freezer, cooker, hob and extractor hood. Double radiator , laminate flooring and door to the living area.

**COMMUNAL LIVING AREA**

12'11" x 14'3"

Double radiator and laminate flooring.

**UTILITY ROOM**

5'11" x 6'3"

Washer/dryer and laminate flooring.

**CLOAKROOM/WC**

Low level wc, was hand basin, chrome heated towel rail, extractor fan and vinyl flooring.

**BEDROOM 3**

7'8" x 10'9"

Radiator.

**FIRST FLOOR LANDING**

Double radiator and stairs to the second floor.

**BEDROOM 4**

13'1" x 10'7"

Radiator and feature fireplace.

1 & 2 Blue Coat Buildings, Claypath,  
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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.

