

# STUART EDWARDS



## Park View

Langley Moor, Durham DH7 8JU

- STUDENTS & PROFESSIONALS WELCOME
- FULLY FURNISHED WITH OPTION FOR EXTRA FURNITURE
- AVAILABLE NOW
- 2 ROOMS AVAILABLE
- RE-FITTED KITCHEN
- RECENTLY UNDERGONE REFURBISHMENT
- FANTASTIC TRANSPORTATION LINKS
- EPC RATING D

**£190 Per Week**



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

#### Full Description

**\*\*STUDENTS & PROFESSIONALS WELCOME\*\* \*\*AVAILABLE NOW\*\*** Available for immediate occupancy, we are delighted to offer this modernised, FULLY FURNISHED 2 bedroom terraced house, ideally suited for tenants working or studying in Durham City due to the fantastic transport links and easy walking access. Internally, the property comprises: lounge, refitted kitchen and updated bathroom to the ground floor, and to the 1st floor a central landing provides access to the 2 spacious bedrooms, both able to accommodate double bed, wardrobe, desk & chair and storage. To the front of the property is an enclosed courtyard area with pleasant views, and to the rear of the property there is an enclosed courtyard area for storage of bins and bicycles etc. with a secure brick-built shed. The property has recently undergone modernisation with replacement carpets and redecoration. The boiler is also covered by a service contract so there's no issues with slow repairs! EPC Rating D.

Available now on min. 12 month tenancy, professionals & students welcome, sorry no pets, available fully furnished with option of extra furniture - landlord is flexible. Price £910 PCM (£105 per person per week based on 2 sharers) excl all bills. £800 deposit.

#### Room Dimensions

Lounge - 14'4 x 14'0

Kitchen - 11'1 x 9'4

Bedroom 1 - 13'9 x 13'0

Bedroom 2 - 9'11 x 8'0

#### EPC

EPC Rating -

EPC Link -

#### Important Info

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 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.

#### Property Portals

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

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

#### Thanks

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.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://www.stuartedwards.com)

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.

