

**STUART
EDWARDS**



Newcastle Terrace

, Durham DH1 5EG

- AVAILABLE TO STUDENTS
- £145 PER ROOM PER WEEK INCLUSIVE OF BILLS!
- FULLY FURNISHED
- OPENPLAN COMMUNAL DINING AREA
- LOW MAINTENANCE GARDEN WITH BIN STORE
- FULLY REFURBISHED END TERRACED HOUSE
- 4 ROOMS AVAILABLE
- MODERN FULLY EQUIPPED KITCHEN
- 2 STYLISH BATHROOMS
- LESS THAN 2 MILES FROM DURHAM CITY

£145 Per Week

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

HOUSE SHARE, 4 ROOMS AVAILABLE TO STUDENTS!

£145 PER ROOM PER WEEK INCLUSIVE OF BILLS!

Well presented, spacious end terraced house, fully refurbished and situated less than 2 miles from Durham City Centre and within walking distance of both the University Hospital of North Durham and Durham New College.

Beautifully furnished throughout, the internal living accommodation comprises: entrance hallway, shower room with WC, ground floor bedroom and open plan communal area with fully equipped kitchen and dining area with seating and smart TV. An ideal space for socialising and dining.

To the first floor there's a landing, 3 fully furnished bedrooms and a stylish bathroom suite with shower.

Externally there's a low maintenance gravelled garden with bike storage and double access gates to provide an off road parking space.

Having gas central heating, fire alarm and UPVC double glazing throughout.

Available from 1st July 2024, early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

SHOWER ROOM

Close coupled WC, pedestal wash hand basin, shower cubicle with electric shower, decorative tiled flooring, shaver socket and heated towel rail.

BEDROOM 1

12'5" x 8'6"

Radiator, double bed, wardrobe and desk with chair.

COMMUNAL KITCHEN/DINING AREA

14'9" x 13'9"

Modern range of base units with inset stainless steel sink unit. Integrated stainless steel oven, hob and extractor. Washer/dryer, microwave, spot lighting, smoke detector, double radiator, smart TV, table and chairs.

FIRST FLOOR LANDING

BEDROOM 2

12'5" x 9'10"

Radiator, double bed, wardrobe and desk with chair.

BEDROOM 3

8'6" x 7'10"

Radiator, single bed, wardrobe and desk with chair.

BEDROOM 4

13'9" x 8'2"

Radiator, single bed, wardrobe and desk with chair.

BATHROOM

9'2" x 6'10"

Close coupled wc, pedestal wash hand basin, bath with glass screen and over head mains fed shower, decorative tiled flooring, decor panelled splashbacks and heated towel rail.

GARDEN

Low maintenance gravelled yard with bin store and space for one off road parking space.

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2309-8310-2427-6061>

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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.

