

STUART
EDWARDS



Browney Lane

Browney, Durham DH7 8HU

- Professional & Student Accommodation 24/25
 - Over 3 Floors
 - 3 Recreational Rooms
 - 1 Bathroom & 8 En-suites
- Weekly Cleaning Service & Utilities Included
- Detached house
- 11 Bedrooms Available
 - 2 Kitchens
- 11 Parking Spaces
- Laundry Room

£150 Per Week Per Week



FULL DESCRIPTION

Exceptional professional and student rental accommodation available academic year 24/25, inclusive of utilities.

Rooms Available

Room 4 (En-suite) - £170 per week

Room 5 (En-suite) - £160 per week

Room 6 - £150 per week

Room 8 - £150 per week

Extremely rare this property provides high specification rental accommodation that just simply isn't available in Durham City Centre.

Located approximately 4 miles from Durham University with excellent transportation links and boasting 11 off road parking spaces with 24/7 CCTV security.

This property has a lot to offer with a superior broadband service with fast connection, an upgraded heating and hot water system, extensively furnished rooms and laundry room. Not only this utilities are included with Netflix TV within the weekly rental amount together with a weekly cleaning service.

Situated over three floors the property has 11 spacious bedrooms, games room, 2 communal lounges, 8 en-suites and 1 communal bathroom.

Student rental accommodation is currently at an all time high, therefore early reservation is strongly recommended.

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door with decorative panelling leads to a hallway with ceramic tiled flooring.

GAMES ROOM/LOUNGE

26'3" x 15'3"

Spacious room with laminate flooring, double radiator, spot lighting, wall mounted smart TV, pool table, football table, bistro style table and lounge area with seating and coffee table.

KITCHEN

15'3" x 12'10"

Fully equipped modern kitchen with a range of white high close wall and floor units, laminate worktops incorporating matching splashback and inset composite sink with mixer tap. Integrated oven, ceramic hob and extractor hood. Dishwasher, ceramic tiled flooring, radiator and wall mounted T.V.

BEDROOM 1

19'8" x 15'3"

Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, fridge, full length mirror and radiator.

EN-SUITE

9'8" x 9'5"

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, glass screen and tiled splashback, radiator and laminate flooring.

BEDROOM 2

21'5" x 12'5"

Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.

EN-SUITE

7'6" x 7'1"

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, glass screen and tiled splashback, radiator and decorative tiled flooring.

BEDROOM 3

18'0" x 13'0"

Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.

EN-SUITE

10'0" x 5'11"

White suite comprising: close coupled wc, pedestal wash hand basin, corner shower cubicle with mains fed shower and tiled splashback, panel bath with bath tap shower over, glass screen and laminate splashback, radiator and decorative tiled flooring.

BEDROOM 4

17'0" x 14'4"

Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.

EN-SUITE

11'11" x 8'3"

Spacious en-suite bathroom comprising: close coupled wc, pedestal wash hand basin, roll top bath, walk-in mains fed shower with glass screen, anti-slip floor and chrome heated towel rail.

FIRST FLOOR LANDING

With laundry room leading off.

COMMUNAL LOUNGE

21'8" x 9'6"

Leather corner sofa, two matching chairs, side table, smart T.V and cabinet.

KITCHEN

18'8" x 17'0"

Fully equipped extensively fitted kitchen with a range of floor units with double larder cupboard, breakfast bar, laminate worktops and inset stainless steel sink with mixer tap. Range cooker with glass back panel and extractor above. Freestanding American style fridge/freezer, dishwasher, wall mounted T.V, laminate flooring, double radiator and dining table with six chairs.

BEDROOM 5

16'10" x 10'10"

Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.

BEDROOM 6

16'10" x 10'10"

Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.

BEDROOM 7

20'10" x 10'2"

Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.

BATHROOM

12'6" x 8'5"

Close coupled wc, vanity storage unit with inset wash hand basin, panel bath, step-up glass shower cubicle with mains fed shower, laminated walls and ceiling, tiled flooring and chrome heated towel rail.

SECOND FLOOR

Stair way with a decorative glass panelled window leads to the second floor.

COMMUNAL AREA

21'8" x 9'6"

Seating area, desk with chair and single radiator.





BEDROOM 8

21'6" x 11'11"

Neutrally decorated room with exposed beam, double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V., full length mirror, spot lighting and radiator.

This room also has the benefit of double glazed French doors leading to an exterior balcony with wrought iron railing.

EN-SUITE

10'11" x 5'7"

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, glass screen, heated towel rail, tiled flooring and laminate walls and ceiling.



BEDROOM 9

13'8" x 13'0"

Neutrally decorated room with single bed, bedside cabinet, desk with chair, built-in cupboard, chest of drawers, smart T.V., fridge, full length mirror and radiator.

EN-SUITE

13'5" x 9'2"

Close coupled wc, vanity storage wash hand basin, panel bath with mains fed shower over and glass screen, laminated walls, tiled flooring, spot lighting and chrome heated towel rail.



BEDROOM 10

13'1" x 12'10"

Neutrally decorated room with exposed beam, double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V., full length mirror and radiator.

EN-SUITE

12'10" x 6'9"

Close coupled wc, pedestal wash hand basin, roll top bath, corner glass shower cubicle with mains fed shower, decorative tiled flooring and heated towel rail.

BEDROOM 11

18'1" x 9'11"

Neutrally decorated room with double bed, bedside cabinet, desk with chair, built-in storage cupboard, chest of drawers, smart T.V., full length mirror and radiator.



EN-SUITE

9'11" x 4'4"

Close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting, glass screen and laminate splashback, decorative tiled flooring and heated towel rail.

EXTERNALLY

There are 11 off road parking spaces situated at the front of the property and having 24/7 CCTV security.

EPC INFORMATION

EPC Rating - <https://find-energy-certificate.service.gov.uk/energy-certificate/9449-2820-6320-9528-6511>

EPC Link - B

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 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 Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

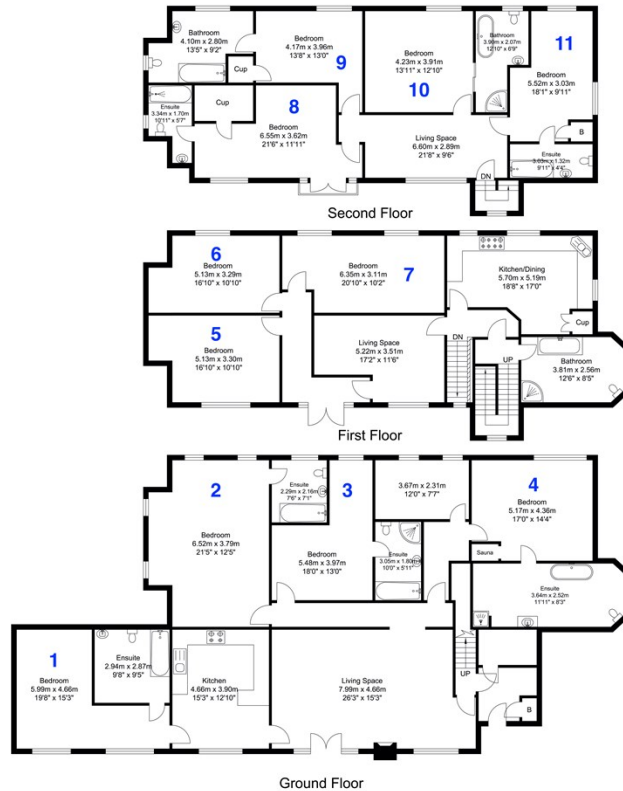
THANK YOU

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: B



The Lodge, Browney Lane, Meadowfield, Durham DH7 8HU
 Total Approximate Floor Area 435.62 sq. m (4688.97 sq. ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

0191 3848440
 enquiries@stuardwards.com
 www.stuardwards.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.

