

**STUART
EDWARDS**



Farewell View

Langley Moor, Durham DH7 8JX

- STUDENTS & PROFESSIONALS WELCOME
 - 2 DOUBLE BEDROOMS
 - RE-FITTED KITCHEN
- BRAND NEWLY REFURBISHED
 - PLEASANT VIEWS
- TERRACED HOUSE
 - LOUNGE/DININER
- BATHROOM WITH SHOWER
 - FULLY FURNISHED

£1,170

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION

****STUDENTS & PROFESSIONALS WELCOME** **AVAILABLE FOR 2024/2025 ACADEMIC YEAR** **BRAND NEWLY REFURBISHED**** Available for occupancy from July 2024, we are delighted to offer this extensively refurbished, immaculately presented, 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: dual aspect lounge-diner and brand new refitted kitchen to the ground floor, and to the 1st floor a central landing provides access to the 2 spacious double bedrooms and the newly installed bathroom with bath & shower facilities. Both bedrooms are able to accommodate a 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. The boiler is also covered by a service contract so there's no issues with slow repairs! EPC Rating D.

DIMENSIONS

Lounge-Diner - 6.89m x 4.12m
Kitchen - 4.6m x 1.73m
Bedroom - 4.17m x 3.79m max.
Bedroom - 3.61m x 2.32m
Bathroom - 3.1m x 1.73m

ADDITIONAL INFORMATION

Available April 2024 on min. 12 month tenancy, professionals & students welcome, sorry no pets, available fully furnished with option of extra furniture - landlord is flexible. Price £950 PCM excl all bills. £800 deposit.

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8468-7929-4930-3489-3992>

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 Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

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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.

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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.

