

**STUART
EDWARDS**



St. Josephs Close

, Durham DH1 2JA

- LINK DETACHED BUNGALOW
- FURNISHED OR UNFURNISHED
- SPACIOUS LOUNGE/DINING ROOM
- WET ROOM
- GARDENS TO THE FRONT AND REAR
- AVAILABLE IMMEDIATELY
- 2 DOUBLE BEDROOMS
- EXTENSIVELY FITTED KITCHEN WITH APPLIANCES
- GARAGE & DRIVEWAY
- QUALITY RNTAL PROPERTY RARELY AVAILABLE

£1,150 Per Month

Council Tax Band: B
EPC Rating: D

FULL DESCRIPTION

Rarely available to the rental market we offer this spacious link detached bungalow situated in a sought after and well located cul-de-sac development just 1 mile from Durham City Centre. Available immediately on a furnished or unfurnished basis. Recently upgraded by the current landlord the internal living accommodation comprises: entrance hallway, generous lounge/dining room with two sets of French doors leading o the garden. Extensively fitted kitchen with appliances, 2 double bedrooms and wet room. Externally a driveway providing off road parking leads to a garage and gardens to the front and rear. Having gas central heating and UPVC double glazing. This is a great opportunity for any tenant looking for quality rental accommodation close to a wide range of local amenities. Sure to prove extremely popular, therefore early reservation is strongly recommended to avoid disappointment.

AREA INFORMATION

Conveniently located within 1 mile from Durham City Centre. Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Durham Gilesgate Sports College which is part of Durham Gilesgate Sixth Form Centre, located in The Sands in the centre of Durham. Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores. Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral. Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The cobbled streets of the city centre are lined with a wide range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles the Castle and Cathedral and offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is well known for is high-achieving private and state schools, as well as the world renowned Durham University

ENTRANCE HALLWAY

UPVC entrance door leading to hallway with double radiator, laminate flooring and loft access.

LOUNGE/DINING ROOM

18'6" x 22'1"
Two double radiators, laminate flooring and two sets of French doors accessing the garden.

KITCHEN

8'10" x 9'1"
Range of wall and floor units with laminate worktops and inset sink and drainer unit with mixer tap. Integrated electric oven and hob, extractor hood, washer, under counter fridge, under counter freezer, cupboard housing boiler and vinyl flooring.

BEDROOM 1

9'11" x 19'8"
A range of fitted wardrobes, two double radiators and laminate flooring.

BEDROOM 2

10'7" x 12'6"
Range of fitted wardrobes, double radiator and laminate flooring.

WET ROOM

Walk-in shower with electric overhead shower, wash hand basin, smart electronic wc, double radiator, half tiled walls, anti slip flooring and extractor fan.

GARAGE AND DRIVEWAY

Driveway providing off road parking leads to a garage with up and over door.

GARDENS

Laid lawn to the front with mature borders. Whilst the rear garden has decked patio areas, laid lawn with mature planting and storage shed.

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

0191 3848440
enquiries@stuardedwards.com
www.stuardedwards.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.

