

**STUART
EDWARDS**



Marshall Terrace
Gilesgate, Durham DH1 2HX

- End Terraced House
 - Lounge
 - Shower Room
- 1 Mile From Durham City
- Sorry No Housing Benefit Tenants
- 2 Bedrooms
- Kitchen With White Goods
- Rear Yard, Parking Bay
- Available From 30th July
- No Pets

£800 PCM

Council Tax Band: A
EPC Rating: D

AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilda's 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 its high-achieving private and state schools, as well as the world renowned Durham University.

FULL DESCRIPTION

End terraced house, available from the 30th July on an unfurnished basis.

The living accommodation comprises: lounge, fitted kitchen with white goods and shower room. To the first floor: landing and 2 bedrooms. Externally there is a rear yard and a parking bay to the front.

Benefiting from gas central heating via a combi boiler and UPVC double glazing.

Sorry no pets or housing benefit tenants.

Just 1 mile from Durham City Centre, viewings are recommended.

ENTRANCE HALL

UPVC double glazed entrance door.

LOUNGE

13'0" x 11'3"

Double radiator.

KITCHEN

11'5" x 11'3"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Integrated fridge/freezer, automatic washing machine, oven, hob and extractor hood. Ceramic tiled flooring, tiled splashbacks, double radiator, storage cupboard and door to rear yard.

SHOWER ROOM

Low level wc, vanity unit with inset wash hand basin, double shower cubicle with mains fed shower, extractor fan and fully tiled walls and flooring.

FIRST FLOOR LANDING

BEDROOM ONE

15'5" x 9'11"

Double radiator, fitted wardrobes and gas combi boiler.

BEDROOM TWO

12'4" x 7'10"

Storage cupboard and double radiator.

REAR YARD

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 in 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.

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