



## Donnini Place , Durham DH1 1ES

- Conveniently Location
  - 3 Bedrooms
- Cloakroom WC & Bathroom
  - Unfurnished
- Spacious Semi Detached House
  - Lounge & Dining Room
  - Gardens

£800 PCM



**Council Tax Band: A**  
**EPC Rating: D**

**FULL DESCRIPTION**

Conveniently located spacious semi detached house, within 1 mile of Durham City Centre.  
The living accommodation comprises: entrance hallway, lounge separate dining room, fitted kitchen with range cooker and downstairs cloakroom/wc. To the first floor: landing, 3 bedrooms and full bathroom suite with shower.  
Externally there are gardens to the front and rear with a brick built storage shed.  
Benefiting from gas central heating and UPVC double glazing.  
This is prime rental accommodation in a high demand location.  
Available now on an unfurnished basis.  
Early reservation is strongly recommended to avoid disappointment.

**ENTRANCE HALLWAY**

**LOUNGE**

16'0" x 10'10"  
Radiator and laminate flooring.

**DINING ROOM**

15'9" x 9'10"  
With dual aspect windows, radiator and laminate flooring.

**KITCHEN**

14'5" x 7'7"  
A range of floor units with contrasting laminate worktops and inset stainless steel sink and drainer unit. Range cooker with 5 burner gas hob, plumbed for automatic washing machine, tiled splashbacks, radiator and rear entrance door.

**CLOAKROOM/WC**

**FIRST FLOOR LANDING**

**BEDROOM 1**

15'11" x 9'10"  
Laminate flooring and radiator.

**BEDROOM 2**

10'8" x 8'6"  
Laminate flooring and radiator.

**BEDROOM 3**

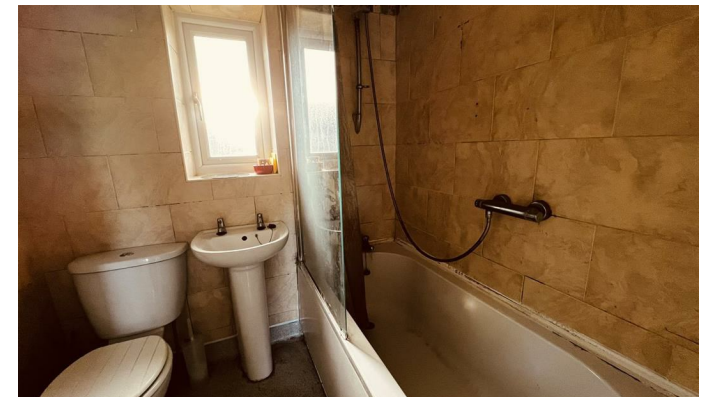
10'10" x 6'11"  
Laminate flooring and radiator.

**BATHROOM**

Close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over and glass screen, vinyl flooring and radiator.

**EXTERNALLY**

Laid lawns to the front and rear with brick built outhouse storage shed and fenced boundaries.



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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.