

**STUART
EDWARDS**



Park House Road

, Durham DH1 3QF

- TRADITIONAL SEMI DETACHED HOUSE
- LOUNGE WITH FEATURE BAY WINDOW
- CLOAKROOM/WC & BATHROOM WITH SHOWER
- GARDENS
- POPULAR LOCATION
- 2 DOUBLE BEDROOMS
- KITCHEN WITH APPLIANCES
- DRIVEWAY - PARKING FOR 2 CARS
- UNFURNISHED
- NO PETS - PROFESSIONALS ONLY

£1,000 Per Month

Council Tax Band: C
EPC Rating: D

FULL DESCRIPTION

Traditional semi detached house available immediately on an unfurnished basis but having kitchen appliances. Well maintained throughout, the living accommodation comprises: entrance hallway, lounge with bay window, fitted kitchen, rear entrance lobby and cloakrooms WC. A staircase from the hallway leads to the first floor landing, 2 double bedrooms and bathroom suite with shower. Externally there's a driveway providing off road parking for two cars and lawned gardens to the front and rear with planted borders. Having gas central heating and UPVC double glazing. An excellent base for accessing the amenities within Durham City Centre. Professional's only and sorry strictly no pets. Sure to prove extremely popular amongst renters, therefore early reservation is recommended to avoid disappointment.

AREA INFORMATION

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral. The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks. Merryoaks benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within two miles of Durham and Bow private schools and the Choristers. 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 city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral 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 know for is high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE HALLWAY

With radiator and stairs to the first floor landing.

LOUNGE

12'3" x 13'1"
Bay window, electric fire, double radiator, coved ceiling and laminate flooring.

KITCHEN

13'1" x 8'6"
Range of wall and floor units with laminate worktops and inset sink and drainer unit with mixer tap. Dishwasher, washing machine, integrated double oven, hob, extractor hood and fridge/freezer. Tiled splashbacks, double radiator, spot lighting and tiled flooring.

REAR LOBBY

Under stair storage cupboard housing the central heating boiler and UPVC rear entrance door.

CLOAKROOM/WC

Low level WC and vinyl flooring.

FIRST FLOOR LANDING

With loft access.

BEDROOM 1

11'1" x 16'8"
Double radiator, coved ceiling and laminate flooring.

BEDROOM 2

10'1" x 8'7"
Radiator, laminate flooring and two storage cupboards.

1 & 2 Blue Coat Buildings, Claypath,
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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.

