

# STUART EDWARDS



## Alder Park , Brandon DH7 8TH

- NEWLY RENOVATED
  - 3 BEDROOMS
  - UNFURNISHED
- NEW BATHROOM & CLOAKROOM/WC
- NEW FLOOR COVERINGS & NEWLY DECORATED
- MID TERRACED HOUSE
- AVAILABLE IMMEDIATELY
  - NEW KITCHEN
  - GARDENS
- CLOSE TO LOCAL AMENITIES

**£800 Per Month**



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

**FULL DESCRIPTION**

An exceptional mid terraced house, having undergone a complete refurbishment program, available immediately on an unfurnished basis. Beautifully presented throughout, the internal living accommodation comprises, entrance hallway, newly fitted cloakroom/wc, spacious lounge with French doors to the garden, newly fitted modern kitchen with integrated oven, hob and extractor hood, rear lobby and utility area. Stairs from the hallway lead to the first floor landing with 3 bedrooms and stylish newly fitted family bathroom suite with shower. Externally there's a lawn gardens and low maintenance yard area to the rear. Having gas central heating via a combi boiler and radiators to all rooms, UPVC double glazing, new floor coverings and newly decorated throughout. Sorry No Pets and No DSS  
Sure to prove extremely popular amongst tenants due to its excellent condition, therefore early viewings are strongly recommended to avoid disappointment.

**AREA INFORMATION**

Brandon is well serviced with a wide range of local amenities which including its own doctors surgery, pharmacy, supermarkets, library, post office primary/junior school and children's nursery. Durham City is situated approximately 4 miles away with its delightful cobbled streets and a range of local and regional retailers as well as 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 known for its high achieving private and state schools as well as the world renowned Durham University.

**ENTRANCE HALLWAY**

Upvc entrance door leading to hallway with storage cupboard and stairs to the first floor.

**CLOAKROOM/WC**

Newly fitted suite with close coupled wc, modern vanity storage unit with inset wash hand basin, tiled splashback and radiator.

**LOUNGE/DINING ROOM**

21'3" x 11'5"  
Newly carpeted, feature bow window, double radiator and UPVC double glazed French doors to the garden. Space for a dining table.

**KITCHEN**

11'6" x 8'2"  
Newly fitted modern wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. Integrated oven, hob and extractor hood. Plumbed for automatic washing machine, tiled splashbacks, laminate flooring and wall mounted gas central heating boiler.

**REAR ENTRANCE LOBBY**

**UTILITY**

**FIRST FLOOR LANING**

With storage cupboard.

**BEDROOM 1**

11'6" x 10'7"  
Radiator and new carpet.

**BEDROOM 2**

11'6" x 10'5"  
Radiator and new carpet.

**BEDROOM 3**

9'6" x 5'8"  
Radiator and new carpet.

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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.

