

STUART EDWARDS



Hylton Road

, Durham DH1 5LS

- HIGHLY SOUGHT AFTER RENTAL PROPERTY
 - EXTENDED SEMI DETACHED HOUSE ON CORNER PLOT
 - LOUNGE
 - SHOWER ROOM & BATHROOM
 - AVAILABLE IMMEDIATELY
- SOUGHT AFTER LOCATION
 - 3 BEDROOMS
 - KITCHEN/DINER
- DRIVEWAY & GARDENS
- SORRY NO PETS

£1,200 PCM



Council Tax Band: B
EPC Rating: D

FULL DESCRIPTION

Superbly appointed semi detached house situated on a corner site. This is a rare rental opportunity in a highly desirable rental location. Available immediately on a furnished basis. This quality home is beautifully presented and internally comprises: spacious entrance lobby with composite security entrance door, hallway, ground floor modern shower room, lounge and fully equipped kitchen/dining room with bi-fold doors overlooking the garden and useful utility room with both a washing machine and dryer. Stairs from the hallway lead to the first floor landing, 3 bedrooms and contemporary family bathroom suite with shower. Externally there's a block paved driveway to provide off road parking and low maintenance gardens. With gas central heating and UPVC double glazing throughout. Sorry no pets, no smokers and no DSS tenants. Sure to prove extremely popular, therefore early reservation is strongly recommended to avoid disappointments.

AREA INFORMATION

Situated approximately 2 miles north of Durham City, Newton Hall is a highly sought after location. Newton Hall is close to a good children's nursery, primary and secondary school and local shops. The University hospital of North Durham and Arison Centre Retail Park also lie within close proximity. Durham City is delightful with its 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. Also the A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.

ENTRANCE LOBBY

Composite security entrance door leading to lobby with high gloss ceramic tiled flooring, spot lighting and black vertical radiator.

HALLWAY

With radiator and stairs to the first floor.

SHOWER ROOM

Fully tiled with wc, vanity unit with inset wash hand basin, step-in shower with mains fed shower and black heated towel rail.

LOUNGE

13'10 x 12'6
Double radiator, bow window and feature fireplace with inset electric fire.

KITCHEN/DINER

20'11 x 8'4
Range of modern wall and floor units, incorporating breakfast bar with laminate worktops and inset one and a half bowl single drainer sink unit. Integrated electric oven, hob and stainless steel extractor hood. Feature tiled splashbacks, spot lighting, double radiator, laminate flooring, and dining area with bi-fold doors overlooking the garden.

UTILITY ROOM

10'6 x 6'6
Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Radiator, plumbed for automatic washing machine and UPVC rear entrance door.

FIRST FLOOR LANDING

Linen cupboard.

BEDROOM 1

12'0 x 11'0
Double radiator and a range of fitted wardrobes.

BEDROOM 2

11'0 x 9'1
Radiator.

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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.

