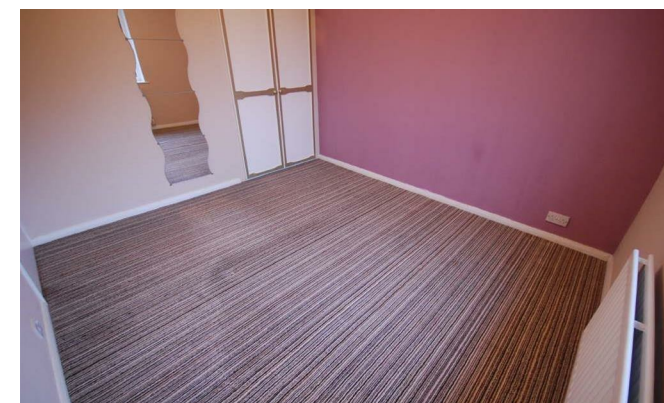


**STUART
EDWARDS**



Chalfont Way

Meadowfield, Durham DH7 8UP

- Quality Accommodation
 - Lounge, Bathroom
 - Unfurnished
 - Upvc Double Glazing
- 4 Miles from Durham City
- Great Location
- Kitchen & Dining Room
- Gas Ch Via Combi Boiler
 - Garage & Gardens
- Durham Johnson Catchment

£750 PCM

Council Tax Band: B
EPC Rating: D

FULL DESCRIPTION

Immaculately presented semi detached house, situated approximately 4 miles from Durham City Centre. The accommodation briefly comprises: Entrance porch, lounge and dining kitchen. To the first floor are three bedrooms and a bathroom suite. Externally there are well tended gardens to front and rear and a garage.

Modernised to a high standard, quality rental properties of this type are rarely available, therefore early viewings are strongly recommended to fully appreciate the standard of accommodation on offer.

AREA INFORMATION

Chalfont Way is conveniently situated in the popular village of Meadowfield within comfortable walking distance of a wide selection of local amenities. A more comprehensive range of professional, retail and recreational services can be easily accessed in nearby historic Durham City. The area is serviced by excellent transportation links enabling prospective purchaser to commute with ease to any of the Regions centres.

ENTRANCE PORCH

Entrance door, double glazed window to front.

LOUNGE

10'8"

Double glazed window to front, coving, laminate flooring and radiator

INNER HALLWAY

Entrance door to side, staircase to first floor and radiator.

KITCHEN/DINER

10'6"

Fitted wall and base units, coordinated work surfaces with one and a half bowl sink unit, gas cooker point, space for washing machine, storage cupboard, radiator and two double glazed windows to rear and side.

FIRST FLOOR LANDING

BEDROOM 1

9'9"

Double glazed window to rear, fitted wardrobes and radiator.

BEDROOM 2

9'3"

Double glazed window to front, cupboard housing boiler and radiator.

BEDROOM 3

5'11"

Double glazed window to front and radiator.

BATHROOM

5'4"

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, radiator and double glazed window to rear.

EXTERNALLY

Lawn garden to the front.

Whilst to the rear garden there is a lawn area with patio, access to garage and fenced boundaries with gated access.

ATTACHED GARAGE

Up and over door, light and power points.



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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.