



## Geoffrey Avenue

Durham City, Durham DH1 4PF

- Student Accommodation
- Academic Year 2025/2026
- Traditional Semi Detached House
- Downstairs Cloakroom/wc
- Lounge & Dining Room
- Kitchen
- 4 Bedrooms
- Bathroom & Separate WC
- Garage, Driveway & Garden
- £185 PER ROOM PER WEEK INCLUSIVE OF UTILITIES

**£740 Per Week**

**Council Tax Band: Exempt**  
**EPC Rating: E**

**FULL DESCRIPTION**

STUDENT ACCOMMODATION AVAILABLE 2025/2026.  
£185 PER ROOM, PER WEEK, INCLUSIVE OF UTILITIES.  
Available from the 1st July 2025.

(Utilities include, gas, electricity, water and broadband with a cap of £4200 PA)  
Traditional semi detached house.

The living accommodation briefly comprises: entrance porch, spacious hallway, cloakroom/wc, lounge, separate dining room and fully equipped kitchen with integrated electric oven, gas hob and extractor hood, 1 bedroom. The first floor comprises: landing, 3 bedrooms, separate wc and family bathroom. Externally there is a driveway leading to an attached garage and garden with terraced area. Benefiting from Gas central heating and UPVC double glazing.  
Early reservation is recommended to avoid disappointment.

**AREA INFORMATION**

Geoffrey Avenue is one of the most sought after residential locations on the outskirts of Durham City. Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.  
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 known for its high achieving private and state schools as well as the world renowned Durham University.

**ENTRANCE PORCH**

**SPACIOUS HALLWAY**

With stairs leading to the first floor landing.

**CLOAKROOM/WC**

Low level wc, pedestal wash basin and radiator.

**LOUNGE**

14'4" x 11'8"

Radiator and tiled feature fireplace.

**BEDROOM 4**

10'11" x 12'4"

Tiled feature fireplace and inset gas fire.

**KITCHEN**

8'2" x 8'2"

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric oven, gas hob and extractor hood. Radiator and plumbed for automatic washing machine.

**LANDING**

**BEDROOM 1**

10'11" x 13'10"

Double radiator

**BEDROOM 2**

11'10" x 11'0"

Double radiator

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

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.

