

**STUART
EDWARDS**



Musgrave Gardens

, Durham DH1 1PN

- Student Accommodation 25/26
 - 6 Bedrooms
- Modern Fitted Kitchen/Living Room
 - Garden and Driveway
 - CCTV Security
- Large Semi Detached House
 - Beautifully Presented
- Shower Room & Bathroom
- £139 Per Room Per Week

£834 Per Week

Council Tax Band: Exempt
EPC Rating:

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2025/2026. £150 PER ROOM, PER WEEK.
6 bedrooms available in a fully furnished property within walking distance to Durham City Centre. .
To the ground floor the property comprises; entrance hallway, open plan living room and stylish kitchen, 3 bedrooms and contemporary shower room .To the first floor there are 3 further bedrooms and a bathroom suite with shower. Externally there's a large driveway to the front providing off road parking whilst the rear garden is low maintenance with artificial grass.
Semi detached house situated in a convenient location, just 1 mile From Durham City Centre and having a wide range of amenities close by.
Benefiting from gas central heating, UPVC double glazing and CCTV security.

ENTRANCE HALL

UPVC entrance door with exterior canopy leading to the spacious hallway with radiator, laminate flooring and stairs to the first floor landing.

KITCHEN

Stylish range of black high gloss wall and floor units with contrasting laminate worktops and inset stainless steel double bowl sink unit with mixer tap. Two integrated hobs, two extractors, double oven, dishwasher, washing machine and tumble dryer. Smoke detector, modern vertical radiator, laminate flooring, tiled splashbacks, skylight and spot lighting.

LIVING AREA

Radiator, laminate flooring, wall mounted tv, sofas, skylight, spot lighting and French doors leading to the rear garden.

SHOWER ROOM

Fully tiled contemporary shower room comprising, vanity storage unit with wc and inset wash hand basin, shower cubicle with mains fed shower, mirrored wall cabinet, heated towel rail, spot lighting and window.

BEDROOM 1

Double bed, wardrobe, chest of drawers, desk with chair, laminate flooring and radiator.

BEDROOM 2

Double bed, wardrobe, chest of drawers, desk with chair, laminate flooring and radiator.

BEDROOM 3

Double bed, wardrobe, chest of drawers, desk with chair, laminate flooring and radiator.

FIRST FLOOR LANINGG

BEDROOM 4

Double bed, wardrobe, chest of drawers, desk with chair, laminate flooring and radiator.

BEDROOM 5

Double bed, wardrobe, chest of drawers, desk with chair, laminate flooring and radiator.

BEDROOM 6

Double bed, wardrobe, chest of drawers, desk with chair, laminate flooring and radiator.

BATHROOM

Fully tiled bathroom comprising, wc, vanity unit with inset wash hand basin, bath with mains fed shower and glass screen, heated towel rail and spot lighting.

DRIVEWAY

Off road parking to the front from several cars.

REAR GARDEN

Low maintenance garden to the rear with artificial grass, gravelled boundaries, garden furniture, planters and fenced boundaries.



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.

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