

**STUART
EDWARDS**



Fieldhouse Lane

Durham City, Durham DH1 4LT

- STUDENT RENTAL ACCOMMODATION 2025/2026
 - LARGE SEMI DETACHED HOUSE
 - 7 BEDROOMS AVAILABLE
- COMMUNAL LOUNGE OVERLOOKING THE GARDEN
- DRIVEWAY WITH OFF ROAD PARKING FOR 2 CARS & GARDEN
- UNDERGONE A FULL REFURBISHMENT PROGRAM
- £125 PER ROOM PER WEEK INCLUSIVE OF BILLS
- FULLY EQUIPPED KITCHEN
- NEWLY FITTED CLOAKROOM/WC & 2 SHOWER ROOMS

£125 Per Week



Council Tax Band: Exempt
EPC Rating: E

FULL DESCRIPTION

STUDENT RENTAL ACCOMMODATION AVAILABLE 2025/2026. £125 PER ROOM PER WEEK, INCLUSIVE OF BILLS.
AVAILABLE TO LET TO SINGLE STUDENTS.

This spacious semi detached house has undergone a full refurbishment program and has been newly decorated with new furnishings and floor coverings throughout.

Well presented, the internal living accommodation comprises, entrance porch with composite entrance door, hallway, two ground floor bedrooms, communal lounge overlooking the garden, fully equipped kitchen and cloakroom/wc. Stairs from the hallway lead to the first floor landing with a further four bedrooms and two newly installed modern shower rooms. In addition there is also a further large bedroom in the attic space. and its accessed via a conventional staircase.

Externally to the front there's a laid lawn area and driveway to provide off road parking for 2 cars. Whilst to the rear there's a generous enclosed garden with paved patio area.

Having gas central heating and UPVC double glazing.

Situated in a quieter location within Durham City Centre yet still within easy reach of all University Buildings. 10 minutes walk from the viaduct, and train station and 30 minutes walk from the Bill Byson Library.

This is quality student rental accommodation, presented to the highest of standards. Sure to prove extremely popular, therefore early reservation is recommended to avoid disappointment.

ENTRANCE PORCH

With composite entrance door and ceramic tiled flooring.

HALLWAY

Radiator, solid wood flooring, spot lighting and stairs to the first floor landing.

BEDROOM

7'4" x 16'6"

Bed, wardrobe, chest of drawers, desk with chair, double radiator and newly carpeted.

BEDROOM

11'10" x 12'11"

Bed, wardrobe, chest of drawers, desk with chair, double radiator, feature fireplace, bay window and solid wood flooring.

COMMUNAL LOUNGE

12'2" x 16'8"

Wood feature fire surround with cast iron insert, tiled inlay and inset gas fire, solid wood flooring, double radiator, two alcove storage cupboards, shelving, two leather sofas, tv and double doors providing access to the garden.

KITCHEN

Extensively fitted L shaped kitchen with a range of wood wall and floor units, laminate worktops and inset sink unit with mixed tap. All appliances, solid wood flooring, radiator and tiled splashbacks.

CLOAKROOM/WC

Close coupled wc, wash hand basin and Amtico flooring.

FIRST FLOOR LANDING

BEDROOM

9'11" x 13'1"

Bed, wardrobe, chest of drawers, desk with chair, double radiator and newly carpeted..

BEDROOM

7'4" x 13'7"

Bed, wardrobe, chest of drawers, desk with chair, double radiator and newly carpeted..



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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.