



## Browney Lane

Browney, Durham DH7 8HU

- Rent Accommodation Available Now!
  - Over 3 Floors
  - 3 Recreational Rooms
  - 1 Bathroom & 8 En-suites
- Weekly Cleaning Service & Utilities Included
- Detached
- 11 Bedrooms Available
  - 2 Kitchens
- 11 Parking Spaces
- Laundry Room

**£130 Per Week**



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

**FULL DESCRIPTION**

Exceptional rental accommodation available now. Rooms starting at £130 per week.  
Extremely rare this property provides high specification rental accommodation that just simply isn't available in Durham City Centre.  
Located approximately 4 miles from Durham University with excellent transportation links and boasting 11 off road parking spaces with 24/7 CCTV security.  
This property has a lot to offer with a superior broadband service with fast connection, an upgraded heating and hot water system, extensively furnished rooms and laundry room. Not only this utilities are included with Netflix TV within the weekly rental amount together with a weekly cleaning service.  
Situating over three floors the property has 11 spacious bedrooms, games room, 2 communal lounges, 8 en-suites and 1 communal bathroom.  
Student rental accommodation is currently at an all time high, therefore early reservation is strongly recommended.

**GROUND FLOOR**

**ENTRANCE HALL**

UPVC entrance door with decorative panelling leads to a hallway with ceramic tiled flooring.

**GAMES ROOM/LOUNGE**

26'3" x 15'3"  
Spacious room with laminate flooring, double radiator, spot lighting, wall mounted smart TV, pool table, football table, bistro style table and lounge area with seating and coffee table.

**KITCHEN**

15'3" x 12'10"  
Fully equipped modern kitchen with a range of white high close wall and floor units, laminate worktops incorporating matching splashback and inset composite sink with mixer tap. Integrated oven, ceramic hob and extractor hood. Dishwasher, ceramic tiled flooring, radiator and wall mounted T.V.

**BEDROOM 1**

19'8" x 15'3"  
Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, fridge, full length mirror and radiator.

**EN-SUITE**

9'8" x 9'5"  
White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, glass screen and tiled splashback, radiator and laminate flooring.

**BEDROOM 2**

21'5" x 12'5"  
Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V., full length mirror and radiator.

**EN-SUITE**

7'6" x 7'1"  
White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, glass screen and tiled splashback, radiator and decorative tiled flooring.

**BEDROOM 3**

18'0" x 13'0"  
Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V., full length mirror and radiator.

**EN-SUITE**

10'0" x 5'11"  
White suite comprising: close coupled wc, pedestal wash hand basin, corner shower cubicle with mains fed shower and tiled splashback, panel bath with bath tap shower over, glass screen and laminate splashback, radiator and decorative tiled flooring.



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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