



## Sutton Street

Durham City, Durham DH1 4BW

- VIADUCT AREA
- £160 PER ROOM, PER WEEK, INCLUSIVE OF BILLS!
- 8 BEDROOMS
- KITCHEN/DINING ROOM
- REAR YARD
- STUDENT ACCOMMODATION 2025/2026
- EXCEPTIONAL ACCOMMODATION
- COMMUNAL LOUNGE
- 4 LUXURY BATHROOMS
- AVAILABLE ON A ROOM BY ROOM BASIS

**£160 Per Week**



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

**FULL DESCRIPTION**

STUDENT ACCOMMODATION 2025/2026, 8 BEDROOMS!  
£160 PER ROOM PER WEEK, INCLUSIVE OF BILLS.  
(7 large double, 1 small double) 4 bathroom, situated in the VIADUCT AREA of Durham City.  
Entrance hallway, fully equipped kitchen/diner with all appliances (washer, dishwasher, tumbler, 2 large fridge freezers, microwave, large 5 burner hob, double oven etc), dining table,  
Living room with 2 large comfy sofas, Smart TV.  
Gas central heating and double glazing so warm for low cost!  
Paved yard at back perfect for BBQs.

**ENTRANCE HALLWAY**

**SHOWER ROOM**

Contemporary white suite comprising: low level wc, wash hand basin, corner shower cubicle with mains fed shower and laminate walls, extractor fan, ceramic tiled floor with half tiled walls and chrome heated towel rail.

**BEDROOM 1**

13'0" x 10'10"  
Double bed with storage space underneath, wardrobe, desk with drawers under, chest of drawers, bedside drawers, comfy office chair, carpet and a radiator.

**BEDROOM 2**

11'9" x 12'1"  
Double bed with storage space underneath, wardrobe, desk with drawers under, chest of drawers, bedside drawers, comfy office chair, carpet and a radiator.

**LOWER GROUND FLOOR**

**SHOWER ROOM**

Contemporary white suite comprising: low level wc, wash hand basin, larger than usual corner shower cubicle with mains fed shower and laminate walls, extractor fan, ceramic tiled floor with half tiled walls and chrome heated towel rail.

**LOUNGE**

10'6" x 12'1"  
Laminate flooring, spot lighting and large comfy sofas with smart TV.

**KITCHEN/DINING ROOM**

13'1" x 7'8"  
Modern range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Freestanding fridge/freezer, dishwasher, tumble drier and automatic washing machine. Double radiator, feature tiled splashbacks, laminate flooring, spotlighting. There is also a dining table and chairs .

**BEDROOM 8**

13'1" x 8'5"  
Double bed with storage space underneath, wardrobe, desk with drawers under, chest of drawers, bedside drawers, comfy office chair, carpet and a radiator.

**FIRST FLOOR**

**SHOWER ROOM**

Contemporary white suite comprising: low level wc, wash hand basin, larger than usual corner shower cubicle with mains fed shower and laminate walls, extractor fan, ceramic tiled floor with half tiled walls and chrome heated towel rail.



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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.