

**STUART
EDWARDS**



Durham Terrace

, Durham DH1 5EH

- MID TERRACED
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- STYLISH BATHROOM
- ADDITIONAL STORAGE IN LOFT
- LOW MAINTENANCE GARDEN
- THREE BEDROOMS
- MODERN KITCHEN
- OFF ROAD PARKING
- RECENTLY INSTALLED COMBI BOILER
- LESS THAN 2 MILES FROM DURHAM CITY

£975 Per Month



Council Tax Band: A

EPC Rating: D

FULL DESCRIPTION

Well presented, spacious mid terraced house, situated less than 2 miles from Durham City Centre and within walking distance of both the University Hospital of North Durham and Durham New College. Well presented throughout, the internal living accommodation comprises: entrance porch, lounge, kitchen & diner. To the first floor there's a landing, 3 fully bedrooms and a stylish bathroom suite with overhead mains shower. Externally there's a low maintenance gravelled garden and an over lane off road parking space. Having gas central heating and UPVC double glazing throughout. Available immediately, early reservation is strongly recommended to avoid disappointment.

ENTRANCE PORCH

UPVC double glazed entrance porch.

LOUNGE

14'5" x 11'9"

Feature fire place, laminate flooring and double radiator.

KITCHEN & DINER

11'9" x 9'10"

Range of floor and wall units, solid wood work tops, sink and drainer unit with mixer tap, plumbing for washer, tiled flooring, tiled splashbacks, extractor hood and free standing double oven.

LANDING

Access to fully boarded loft with drop down ladder.

BEDROOM ONE

12'5" x 8'2"

Double radiator.

BEDROOM TWO

11'1" x 8'6"

Double radiator.

BEDROOM THREE

9'2" x 5'10"

Double radiator and laminate flooring.

BATHROOM

5'10" x 5'6"

White bathroom suite comprising low level w.c, wash hand basin, panel bath with over head mains shower and glass shower screen, tiled walls and flooring, alcove for useful additional storage.

EXTERNALLY

Low maintenance gravelled garden and an over lane off road parking space.

CLIENT MONEY PROTECTION

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8807-8406-1329-1527-8713>

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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.

