

STUART EDWARDS



Geoffrey Avenue

Nevilles Cross, Durham DH1 4PF

- STUDENT ACCOMMODATION 2026/2027
 - 4 BEDROOMS
- MODERN FULLY EQUIPPED KITCHEN
 - FRONT AND REAR GARDENS
 - GAS CH VIA A COMBI BOILER
- TRADITIONAL SEMI DETACHED HOUSE
 - SPACIOUS LOUNGE
- CLOAKROOM WC & BATHROOM
 - £170 PER ROOM PER WEEK.
 - UPVC DOUBLE GLAZING

£680 Per Week



Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2026/2027.

£170 PER ROOM, PER WEEK. EXCLUSIVE OF UTILITIES OR £185 PER ROOM PER WEEK INCLUSIVE OF WATER, BROADBAND, TV, GAS & ELECTRIC.

(Utilities are capped at £4200PA)

Excellent location, traditional semi detached house.

The living accommodation briefly comprises: entrance hallway, cloakroom/wc, lounge, modern fully equipped kitchen and ground floor bedroom with feature bay window. Stairs from the hallway leads to the first floor landing, 3 bedrooms and communal bathroom. Externally there are gardens to the front and rear.

Early reservation is recommended to avoid disappointment.

SPACIOUS HALLWAY

With stairs leading to the first floor landing.

CLOAKROOM/WC

Close coupled wc, pedestal wash basin and radiator.

LOUNGE

11'8" x 14'4"

Period style feature fireplace, radiator, sofa, table with chairs, TV and UPVC double glazed door providing access to the garden.

KITCHEN

8'2" x 8'2"

Modern shaker style kitchen with laminate worktops and inset stainless steel sink with mixer tap. Fully equipped and having all appliances. Tiled splashbacks, spot lighting, laminate flooring and radiator.

BEDROOM 1

10'11" x 12'4"

Feature bay window, fireplace, radiator, double bed, bedside table, wardrobe, chest of drawers and desk with chair.

LANDING

BEDROOM 2

10'11" x 13'10"

Feature bay window, double bed, range of wall to wall fitted wardrobes, incorporating a chest of drawers, bedside table, desk with chair and radiator.

BEDROOM 3

11'10" x 12'2"

Double bed, range of wall to wall fitted wardrobes, incorporating a chest of drawers, bedside table, desk with chair and radiator.

BEDROOM 4

8'3" x 10'0"

Bed, desk with chair, chest of drawers, clothes hanging rail and radiator,

BATHROOM

White suite comprising: close coupled wc, pedestal wash hand basin, bath with shower over, tiled splashbacks, laminate flooring and radiator.

EXTERNALLY

Walled garden to the front and large enclosed garden to the rear.

HEATING/DG/EXTRAS

Gas central heating via combi boiler and UPVC double glazing.

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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.

