



The Mews, Low Road East

, Shincliffe DH1 2YH

- RARE TO THE MARKET
- 3 BEDROOM SEMI DETACHED HOUSE
- FURNISHED
- MODERN KITCHEN WITH APPLIANCES
- GARAGE & OFF ROAD PARKING SPACE
- HIGHLY DESIRABLE LOCATION
- 500 YARDS FROM MAIDEN CASTLE
- SPACIOUS LOUNGE/DINING ROOM
- BATHROOM WITH SHOWER & BATH
- LOW MAINTENANCE, FULLY PRIVATE REAR GARDEN

£1,450 Per Month



FULL DESCRIPTION

Rare to the rental market, we offer this desirable and exceptionally presented semi-detached house situated in Shincliffe Village, which is regarded as one of the premier locations close to Durham City. The property is located just 500 yards from Maiden Castle Sport Centre and a 15 minute walk from the Durham University Bill Bryson Library.

Fully furnished – this is an ideal property for two sharing students, professionals or families.

Spacious and recently refurbished, the internal living accommodation comprises an entrance hallway with a convenient downstairs w/c; a modern fitted kitchen with appliances and a spacious, open-plan lounge / dining room with French doors providing access to the garden. Stairs from the hallway lead to the first floor landing, 3 double bedrooms and a full bathroom suite with shower and bath.

Externally, there is an off-road parking space and a private garage; as well as a, low-maintenance, South-facing garden enjoying a strong degree of privacy. The property also benefits from gas central heating with radiators in all rooms and double glazing throughout.

Shincliffe is a sought after and well-regarded village in a picturesque conservation area, within easy walking distance to Durham City. A bus stop is also conveniently located just outside of the property.

Sure to prove extremely popular due to its location and charm – early viewings are strongly recommended to avoid disappointment.



EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2608-2002-7274-5613-3930>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property.

Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

CLIENT MONEY PROTECTION.

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

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 + VAT charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

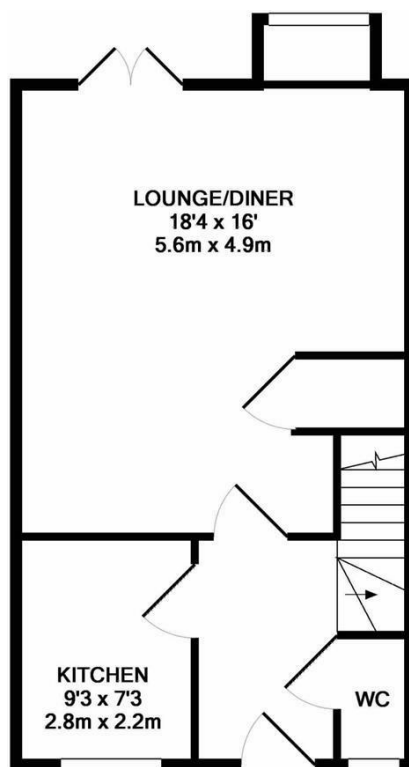
THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

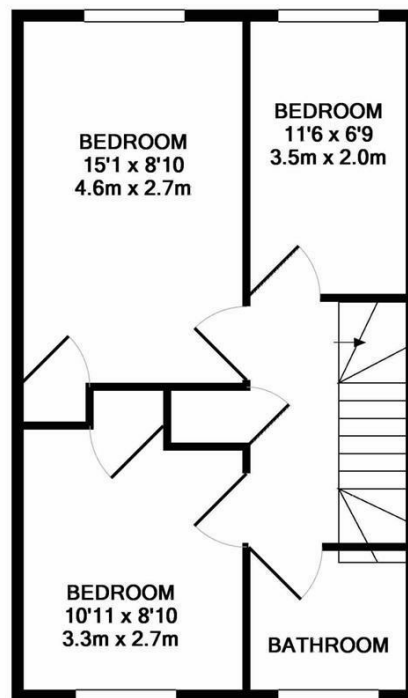
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: E
EPC Rating: C



GROUND FLOOR



1ST FLOOR

Not to scale - for general guidance only
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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.

