



**STUART
EDWARDS**

Prospect Terrace

Nevilles Cross Bank, Durham DH1 4JH

- STUDENT ACCOMMODATION AVAILABLE 2026/2027
 - 2 BEDROOMS & 2 BATHROOMS
 - FULLY EQUIPPED KITCHEN
 - GAS CH & UPVC DOUBLE GLAZING
 - £175 PER ROOM PER WEEK
- WELL PRESENTED MID TERRACED HOUSE
 - LOUNGE & SEPERATE DINING ROOM
 - ENCLOSED YARD WITH STORAGE SHED
 - SITUATED ON NEVILLES CROSS BANK
 - EXCLUSIVE OF UTILITY BILLS - 11 MONTH CONTRACT

£350 Per Week



Council Tax Band: Exempt EPC Rating: E

FULL DESCRIPTION

STUDENT RENTAL ACCOMMODATION AVAILABLE 2026/2027.
£175 PER ROOM PER WEEK , EXCLUSIVE OF BILLS.
11 MONTH CONTRACT.

Well presented throughout the internal living accommodation is accessed via a composite entrance door to the hallway, cosy communal lounge, separate communal dining room with dining table and chairs. Fully equipped kitchen with rear access door and ground floor shower room with electric shower. Stairs from the hallway lead to the first floor landing, 2 double bedrooms and a bathroom. Externally there is an enclosed yard to the rear with a timber shed, perfect for bike storage. Benefiting from gas central heating and UPVC double glazing. Early reservation is recommended to avoid disappointment.

ENTRANCE

Composite entrance door leading to hallway with ceramic tiled flooring, double radiator and stairs to the first floor landing.

LOUNGE

13'7 x 14'9

Wood feature fire surround with inset living flame gas fire and marble hearth, radiator, laminate flooring two sofas, storage drawers and floor standing lamp.

DINING ROOM

13'3 x 11'9

Radiator, table with four chairs and storage unit.

KITCHEN

8'8 x 8'4

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit. fully equipped with cooker, fridge/freezer and washing machine. Radiator, tiled splashbacks, radiator and UPVC rear entrance door.

SHOWER ROOM

Close coupled wc, wash hand basin, shower cubicle with electric shower, tiled splashbacks, extractor fan and laminate flooring.

FIRST FLOOR LANDING

BEDROOM

13'7 x 14'9

Stripped and stained wood flooring, radiator, bed, wardrobe, shelving and desk with chair.

BEDROOM

11'9 x 13'0

Stripped and stained wood flooring, radiator, bed, wardrobe, drawers and desk with chair.

BATHROOM

WC, wash hand basin, panel bath, tiled splashbacks and radiator.

REAR YARD

With a storage shed.

EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6737-7222-2200-0802-4222>

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

