



## Old Dryburn Way

Durham City, Durham DH1 5SE

- FIRST FLOOR APARTMENT
- LOUNGE, KITCHEN & BATHROOM
- CLOSE TO HOSPITAL & COUNTY HALL
- GAS CH & UPVC DOUBLE GLAZING
- 2 BEDROOMS
- DESIGNATED PARKING
- WITHIN 1 MILE OF DURHAM CITY
- UNFURNISHED

£950 PCM

**Council Tax Band: C**  
**EPC Rating: C**

**HALLWAY**

With panel radiator, storage cupboard and all rooms leading off.

**LOUNGE**

12'0"

Panel radiator.

**KITCHEN**

6'2"

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated stainless steel oven, hob and extractor canopy. Panel radiator and plumbed for automatic washing machine.

**BEDROOM 1**

13'7"

Electric panel heaters.

**BEDROOM 2**

9'5"

Panel radiator and cupboard housing central heating boiler.

**BATHROOM**

White suite comprising: low level wc, vanity unit with inset wash hand basin and panel bath with mains fed shower over with rail and curtain. Feature tiling, extractor fan and chrome heated towel rail.

**DESIGNATED PARKING SPACE**

**HEATING/GLAZING/EXTRA INFO**

Electric central heating and UPVC double glazing. This property is available from March on a furnished or unfurnished basis.

**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 in 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.

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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.

