

**Frederick Street South, Meadowfield, DH7
8NA
3 Bed - House - Terraced
£750 Per Calendar Month**

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SALES • LETTINGS • AUCTIONS • SURVEYS

FURNISHED OR UNFURNISHED ** SUPERB HOME **
INCREDIBLY SPACIOUS ** LIGHT AND AIRY ** EN-SUITE
BATHROOM AND WALK-IN DRESSER ** LARGE LIVING
SPACE & OPEN PLAN KITCHEN ** POPULAR &
CONVENIENT LOCATION ** OUTSKIRTS OF DURHAM **
GOOD AMENITIES & ROAD LINKS ** EARLY VIEWING
ADVISED **

Frederick Street South is a very pleasant terrace situated close to a range of local shops and amenities which are available within Meadowfield as well as nearby Langley Moor and Brandon, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles away. Meadowfield is well placed for commuting purposes as it lies on the A(690) Highway which provides good road links to other regional centres.

The internal floorplan comprises of: entrance hallway, lounge, large dining kitchen, useful utility room, rear lobby and a bathroom. To the first floor there are three spacious bedrooms, the master benefiting from en-suite bathroom and dresser. There is a yard to the rear.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £750 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £27,000 Guarantor Income (If Required) - £27,000

ENTRANCE HALLWAY

LOUNGE

16'7 x 15'8 (5.05m x 4.78m)

DINING KITCHEN

20'3 x 15'6 (6.17m x 4.72m)

UTILITY ROOM

10'5 x 5'7 (3.18m x 1.70m)

REAR LOBBY

BATHROOM

FIRST FLOOR

BEDROOM 1

15'7 x 11'9 (4.75m x 3.58m)

EN-SUITE

DRESSING ROOM

6'3 x 4'11 (1.91m x 1.50m)

BEDROOM 2

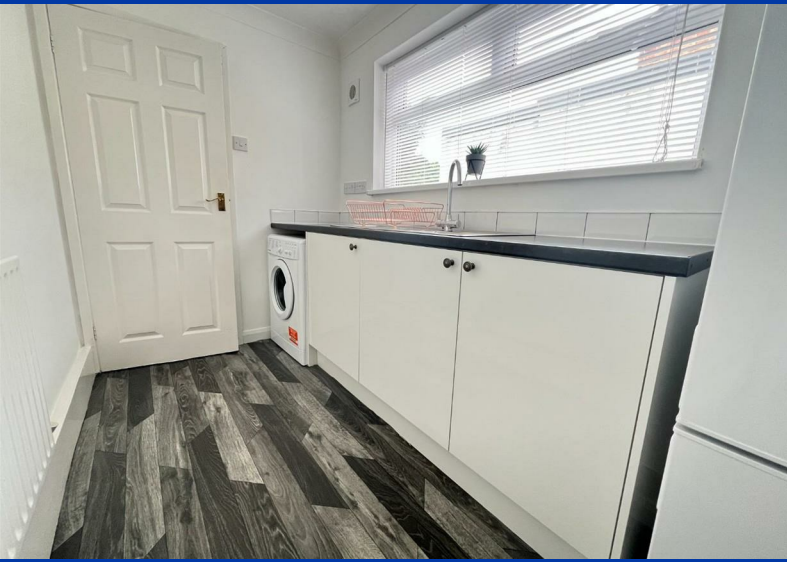
15'8 x 8'8 (4.78m x 2.64m)

BEDROOM 3

9'0 x 8'10 (2.74m x 2.69m)

OUTSIDE

REAR YARD



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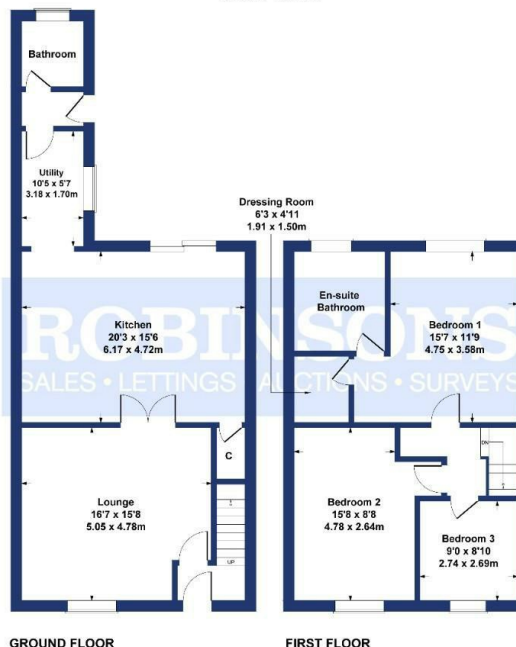
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Frederick Street South
Approximate Gross Internal Area
1399 sq ft - 130 sq m



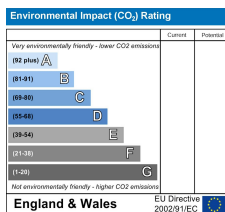
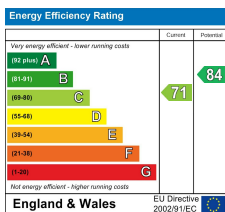
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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