



Kirkwood Drive, Nevilles Cross, DH1 4FF
3 Bed - House - Townhouse
£1,100 Per Calendar Month

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Briefly comprising: entrance hall with third bedroom, shower room and utility room. On the first floor there is an L' shaped lounge and kitchen. There are two further bedrooms on the second floor, with the master bedroom having built in wardrobes and en suite shower room, and there is a family bathroom/wc. There is an integral garage and easy to maintain gardens to the front and rear.

Kirkwood Drive is a modern prestigious development of houses situated in the well established and ever popular area of Nevilles Cross being adjacent to the A(167) Highway which provides good road links to both North and South. It is just over 1 mile from the immediate City Centre with its comprehensive shopping and recreational facilities and amenities and is within easy reach of the Durham Johnston School, St Leonards Roman Catholic School, St Margarets School, as well as Durham High School and Durham School.

Council Tax Band - B Annual Cost - £2320.54

EPC Rating - C

BOND £1100 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers, No Pets

Required Earnings: Tenant Income - £39,600 Guarantor Income (If Required) - £41,600

GROUND FLOOR

Entrance Hallway

Shower Room

Utility Room

6'3" x 5'4" (1.91 x 1.63)

Bedroom

9'3" x 9'0" (2.82 x 2.74)

FIRST FLOOR

Kitchen

11'9" x 8'0" (3.58 x 2.44)

Lounge

14'9" x 13'6" max (4.50 x 4.11 max)

SECOND FLOOR

Bedroom

12'8" x 8'10" (3.86 x 2.69)

En-Suite

5'8" x 5'8" (1.73 x 1.73)

Bedroom

11'3" x 11'3" (3.43 x 3.43)

Bathroom

6'9" x 5'6" (2.06 x 1.68)

Tenure - Freehold

Council Tax Band D - Appox. £2138 PA



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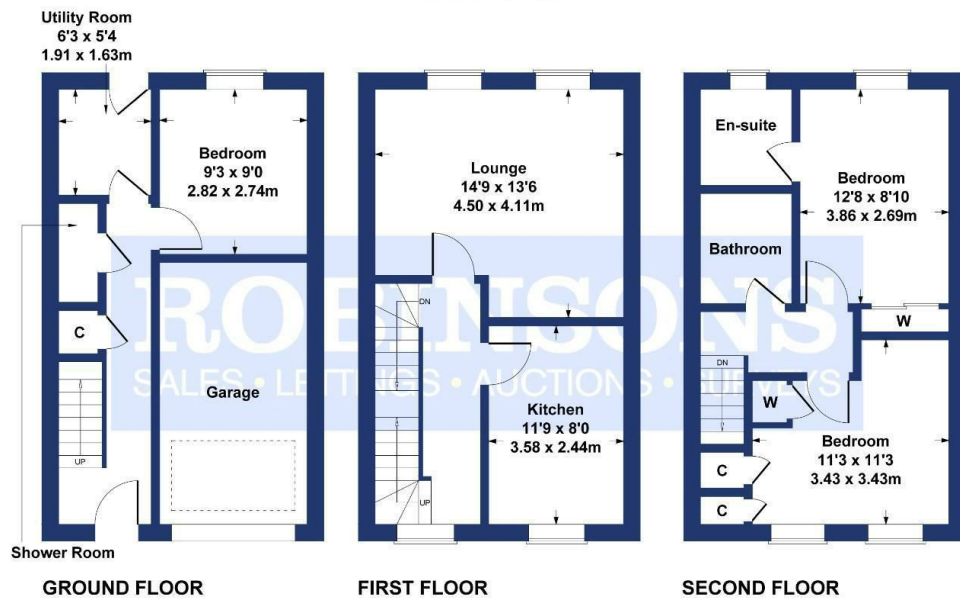
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Kirkwood
Approximate Gross Internal Area
1139 sq ft - 106 sq m



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p>		<p>England & Wales</p>	

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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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