



Crossgate Peth, Durham City, DH1 4PZ
4 Bed - House - Townhouse
£1,795 Per Calendar Month

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Highly Sought After Location ** Secluded Position ** Ample Parking & Two Garages ** Town House Style Living ** City Centre Location ** Access to Major Road Links, Amenities & Educational Facilities ** Double Glazing & GCH ** Must Be Viewed **

Spread across three impressive floors, this exceptional home provides spacious and versatile accommodation ideal for family living.

Upon entering, you're welcomed by an inviting entrance lobby that leads into an elegant hallway with a cloakroom/WC. The ground floor offers a comfortable sitting room, a flexible study, and a beautifully designed kitchen featuring a range of built-in appliances. A practical utility room completes this level.

The first floor reveals a generous lounge with a striking feature media wall — perfect for both relaxation and entertaining. The master bedroom serves as a private sanctuary, complete with fitted wardrobes and a stylish en-suite shower room/WC.

On the top floor, you'll find three further well-proportioned bedrooms and a contemporary family bathroom/WC, providing ample space for everyone.

Externally, the property impresses with two garages offering abundant parking and storage options. The low-maintenance front and rear gardens provide the perfect setting for outdoor enjoyment with minimal upkeep.

Situated in the highly sought-after Crossgate Peth area, this property enjoys close proximity to the vibrant City Centre, with its wide range of shops, restaurants, and leisure facilities. It's ideally located for access to University and College campuses, the University Hospital, and both bus and railway stations. Excellent transport links via the A167 and A1(M) Motorway Interchange at Carrville make this an ideal home for commuters.

Council Tax Band - G Annual Cost - £3867.56

EPC Rating - C

MINIMUM 6 MONTHS TENANCY

Required Earnings: Tenant Income £64,620.00 - Guarantor Income £64,620.00

Specifications: No Smokers and No Pets

REDRESS

For Redress we subscribe to the Property Redress Scheme

(PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good

Council Tax: Durham County Council, Band G - Approx. £3867.56 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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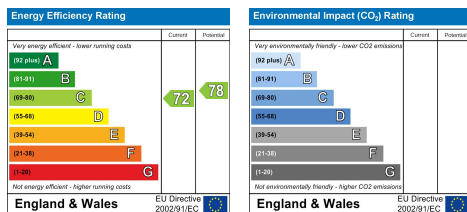
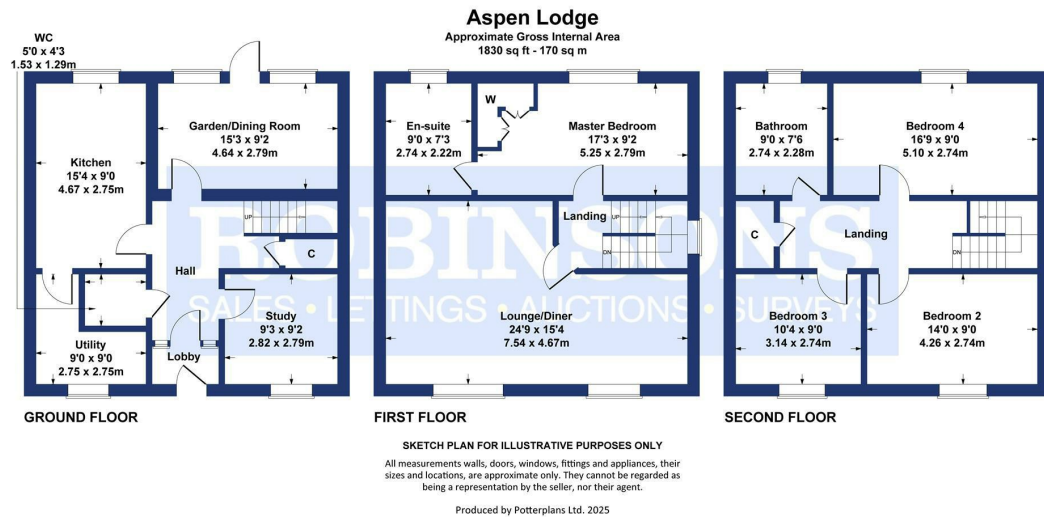
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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