The Avenue

Durham, DH1 4EB

£180 Per Week

Please note the price is per person per week based on 5 sharing with Smart TV, TV License and Unlimited Broadband.

Tenancy start date is July, £600 deposit per person.

This property comprises of: 4 floors: Rear ground level has an open plan lounge/kitchen/diner which is well equipped with 2 fridge freezers and lots of kitchen storage. the lounge area has wall mounted Smart TV. There 5 good size bedrooms (4 Doubles & 1 Single – all with impressive custom–built fitted furnishings including robes, drawers, desk and chair. To the main entrance floor on the middle level there is a utility room with washing machine and separate dryer, main bathroom with large shower cubicle. A second bathroom with shower over bath is located to the top floor.
The property is within walking distance to the city centre and train station. Permit street parking is available to the front but this property also benefits from a private parking area at the rear.

The property does not include small electrical items, pans, crockery or utensils. Property is exempt from Council Tax (upon receipt of student exemption paperwork)

- 5 Bedrooms
- TV license included
- Central location
- On Street permit parking
- 2 shower rooms
- Broadband included
- Residents parking to rear

Viewing

Please contact us on 0191 386 7539 if you wish to arrange a viewing appointment for this property or require further information.
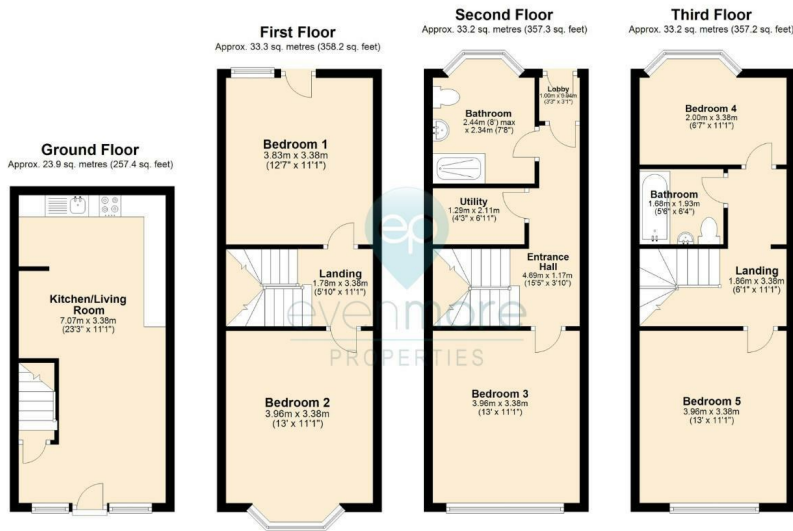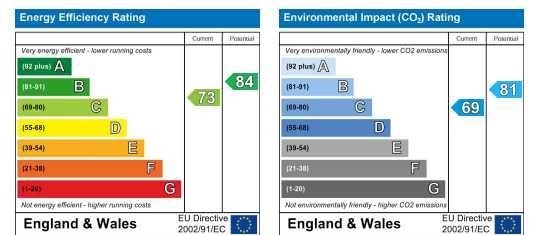
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Floor Plan

Ground Floor
Approx. 23.9 sq. metres (257.4 sq. feet)

Kitchen/Living Room
7.07m x 3.38m
(23'3" x 11'1")

First Floor
Approx. 33.3 sq. metres (358.2 sq. feet)

Bedroom 1
3.83m x 3.38m
(12'7" x 11'1")

Landing
1.78m x 3.38m
(5'10" x 11'1")

Bedroom 2
3.96m x 3.38m
(13' x 11'1")

Second Floor
Approx. 33.2 sq. metres (357.3 sq. feet)

Bathroom
2.44m (8') max
x 2.34m (7'8")

Utility
1.29m x 2.11m
(4'3" x 6'11")

Lobby
1.00m x 0.94m
(3'3" x 3'1")

Entrance Hall
4.69m x 1.17m
(15'5" x 3'10")

Bedroom 3
3.96m x 3.38m
(13' x 11'1")

Third Floor
Approx. 33.2 sq. metres (357.2 sq. feet)

Bedroom 4
2.00m x 3.38m
(6'7" x 11'1")

Bathroom
1.68m x 1.93m
(5'6" x 6'4")

Landing
1.86m x 3.38m
(6'1" x 11'1")

Bedroom 5
3.96m x 3.38m
(13' x 11'1")

Total area: approx. 123.6 sq. metres (1330.1 sq. feet)

Area Map

National Trust - Crook Hall Gardens

WESTERN HILL
CROSSGATE MOOR

CROSSGATE

Durham

Durham University

Google   Map data ©2024

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC

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The Property Ombudsman