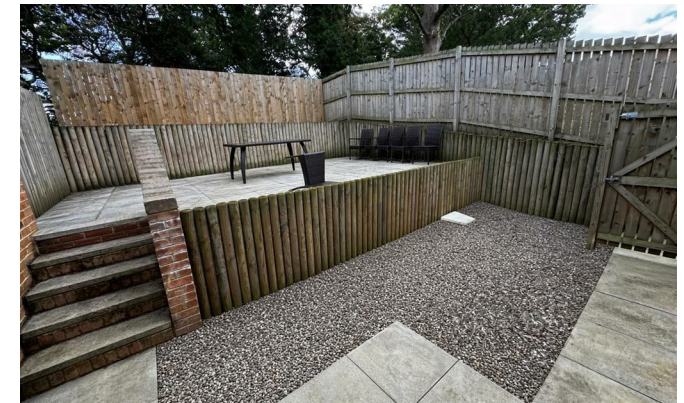


**STUART
EDWARDS**



Illingworth Grove

Durham City, Durham DH1 3BL

- MODERN 4 BEDROOM TOWNHOUSE
- BATHROOM & 2 EN-SUITE SHOWER ROOMS
- BALCONY
- AVAILABLE IMMEDIATELY
- OPEN PLAN LOUNGE/DINER/KITCHEN
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO DURHAM CITY CENTRE
- STUDENTS OR PROFESSIONALS WELCOME

£2,200 Per Month



Council Tax Band: F
EPC Rating: B

FULL DESCRIPTION

Modern four bedroom townhouse offering a generous living space arranged over three floors, available immediately on a furnished basis. Illingworth Grove is a desirable residential housing development within easy reach of the city centre, the university, schools, and major transport links. Internally the front entrance door leads to the hallway with master bedrooms and en-suite shower room. Stairs from the hallway lead to the first floor with open-plan kitchen/dining/living space that forms the heart of the home. This sociable area features a contemporary kitchen with integrated appliances, living room with seating, dining table, and two sets of UPVC double doors opening onto a private balcony. The second floor hosts a second double bedroom with en-suite shower room, along with two further bedrooms and a family bathroom fitted with both a bath and mains-fed shower. This arrangement offers excellent flexibility for families, home working, or visiting guests. Externally there is a low maintenance split level garden to the rear. Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout. Sure to prove extremely popular amongst tenants, therefore early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

Composite entrance door leading to the hallway with LVT flooring, double radiator and stairs with under stair storage cupboard leading to the first floor landing.

BEDROOM 1

14'9" x 9'6"
Double radiator and LVT flooring.

EN-SUITE SHOWER ROOM

9'6" x 4'9"
Close coupled wc, wash hand basin, shower cubicle with electric shower, tiled walls, vinyl flooring, extractor fan, spot lights and chrome heated towel rail.

FIRST FLOOR LANDING

OPEN PLAN LOUNGE/KITCHEN/DINER

28'2" x 17'0"
Living room with double radiator, space for a dining table and chairs and two sets double UPVC doors leading to the balcony. The kitchen is fitted with a range of wall and floor units with laminate worktops, upstands and inset sink and drainer unit. Integrated fridge, freezer, dishwasher, washing machine, electric oven, gas hob and extractor hood. Spot lights, LVT flooring, double radiator and UPVC French doors leading to the garden.

SECOND FLOOR LANDING

Storage cupboard.

BEDROOM 2

10'5" x 10'5"
Radiator.

EN-SUITE SHOWER ROOM

Close coupled wc, wash hand basin, shower cubicle with mains fed shower, tiled walls, vinyl flooring, extractor fan, spot lights and chrome heated towel rail.

BEDROOM 3

11'9" x 9'6"
Radiator.

BEDROOM 4

8'2" x 5'6"
Radiator.



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.

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