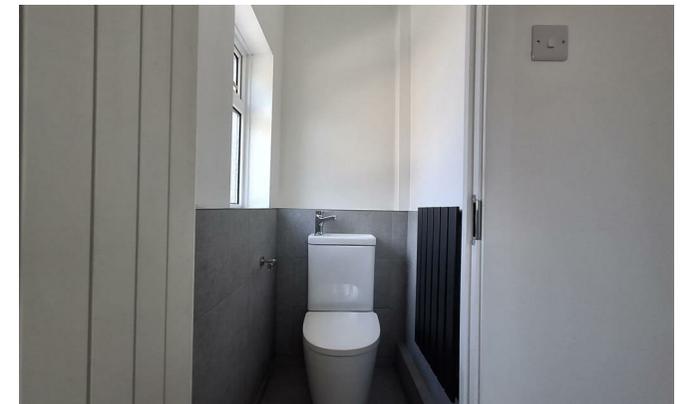


**STUART
EDWARDS**



East View

, Meadowfield DH7 8RY

- SHARED ACCOMMODATION INCLUSIVE OF UTILITIES
- RECENTLY REFURBISHED SEMI DETACHED HOUSE
- STUDENTS OR PROFESSIONALS WELCOME
 - FULLY EQUIPPED KITCHEN
 - OFF ROAD PARKING
- AVAILABLE IMMEDIATELY
- 2 BEDROOMS AVAILABLE
 - COMMUNAL LOUNGE
- COMMUNAL BATHROOM & CLOAKROOM/WC
 - ENCLOSED GARDENS

£125 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION

SHARED RENTAL ACCOMMODATION AVAILABLE TO BOTH STUDENTS AND PROFESSIONALS. AVAILABLE IMMEDIATELY FULLY FURNISHED.

£125 PER ROOM PER WEEK INCLUSIVE OF UTILITIES.

We currently have two rooms to let within this semi detached house.

Well presented throughout the internal living accommodation comprises, entrance porch hallway, communal lounge, fully equipped kitchen and modern cloakroom/wc. Stairs from the hallway lead to the first floor landing, 2 bedrooms and communal bathroom suite with shower.

Externally there's off road parking and enclosed gardens.

Gas central heating and UPVC double glazing.

Meadowfield is a small village is on an excellent bus route and is situated approximately 3 miles south-west of Durham on the A690. It is well serviced with a wide range of local amenities close by including, supermarkets cafes, takeaways, library and post office. Also within close proximity there is a doctors surgery, pharmacy and local sports centre.

Recently refurbished and sure to prove popular due to its convenient location.

ENTRANCE PORCH

HALLWAY

Laminate flooring and stairs to the first floor landing.

CLOAKROOM/WC

White close coupled wc, wash hand basin with mixer tap, modern heated towel rail and grey half décor panelled walls with matching floor.

COMMUNAL LOUNGE

17'10" x 10'11"

Radiator, laminate flooring, 3 seater sofa, coffee table, lamp stand, table with 4 chairs and door with glass panels to the kitchen/diner.

COMMUNAL KITCHEN/DINER

12'0" x 11'10"

Range of modern shaker style wall and floor units with wood effect laminate worktops, matching upstands and inset stainless steel sink unit with mixer tap. Free standing fridge/freezer, microwave, washing machine and integrated oven with ceramic hob, stainless steel splashback and extractor above. tiled splashbacks, laminate flooring, spot lighting, radiator and UPVC rear entrance door.

FIRST FLOOR LANDING

BEDROOM

11'6" x 10'2"

Modern grey carpet, bed, wardrobes, desk with chair, curtains and radiator.

BEDROOM

9'8" x 9'1"

Modern grey carpet, bed, wardrobes, desk with chair, curtains and radiator.

COMMUNAL BATHROOM

7'8" x 6'0"

White close coupled wc, vanity unit with inset wash hand basin and mirror above, panel bath with mains fed shower over and glass screen, chrome heated towel rail and décor panelled walls and flooring.

ENCLOSED GARDEN

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0966-1211-1104-1748-0100>

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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.

