

# STUART EDWARDS



## Front Street

Sherburn Village, Durham DH6 1HB

- Stone Built Cottage
  - Lounge
- Contemporary Bathroom
- Mature Gardens With Patio
  - UPVC Double Glazed
- 2 Good Sized Bedrooms
  - Kitchen/Diner
  - Off Road Parking
  - Gas Central Heating

**£750 Per Month**

**Council Tax Band: A**  
**EPC Rating: D**

**FULL DESCRIPTION**

Beautifully presented cottage available 1st August on a furnished or unfurnished basis.

Well maintained throughout, the living accommodation comprises: lounge with feature fireplace, and modern kitchen/diner. To the first floor: landing with loft access providing substantial storage, 2 good sized bedrooms and a contemporary bathroom suite with shower.

Externally there's a driveway to the front providing off road parking and gardens to the front and rear.

Gas central heating and UPVC double glazing.

No pets, no smokers and no DSS tenants.

This quality rental accommodation is sure to prove popular, therefore early viewings are strongly recommended to avoid disappointment.

**LOUNGE**

16'11" x 14'6"

Laminate flooring, feature alcove, large double radiator, feature fireplace with inset electric fire and open staircase leading to the first floor landing.

**KITCHEN/DINER**

15'0" x 9'0"

Range of wall and floor units with laminate worktops and inset Belfast sink with marble top and drainer. Integrated fridge/freezer, automatic washing machine and range cooker with extractor hood. Feature tiled splashback and door leading to the rear garden.

**DINING AREA**

Feature alcove, double radiator and laminate flooring.

**FIRST FLOOR LANDING**

Loft hatch with drop down ladder. Boarded loft space with substantial storage.

**BEDROOM 1**

14'5" x 11'2"

Feature alcove, double radiator and storage cupboard housing the combi boiler.

**BEDROOM 2**

7'3" x 9'0"

Double radiator.

**BATHROOM**

White suite comprising: low level wc, vanity unit with inset wash hand basin, panel bath with mains fed shower over and glass screen, fully tiled walls and flooring, chrome heated towel rail, extractor fan and wall mirror with vanity unit.

**DRIVEWAY**

Providing off road parking to the front.

**GARDENS**

Small garden to the front whilst the rear is enclosed with a paved patio, laid lawn and mature borders.

**IMPORTANT INFORMATION**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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