STUART EDWARDS









Albert Street

Durham City, Durham City DH1 4RJ

- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- FIVE BEDROOM STUDENT HOUSE
- HIGHLY SOUGHT-AFTER VIADUCT LOCATION
- FULLY EQUIPPED KITCHEN WITH DINING AREA
- 3 BATHROOMS & SEPARATE WC
- SPACIOUS LOUNGE
- LARGE ENCLOSED REAR GARDEN WITH PATIO
- £200 PER ROOM PER WEEK, EXCLUSIVE OF UTILITIES

£200 Per Week

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION
STUDENT ACCOMMODATION AVAILABLE 2027/2028, £200 PER ROOM PER WEEK, EXCLUSIVE OF UTILITIES.

Situated in the ever-popular Viaduct area of Durham City, this substantial and well-presented five-bedroom student home offers spacious accommodation across four floors, making it an ideal choice for a group seeking both comfort and convenience. Located within easy walking distance of Durham City Centre, the property enjoys excellent access to the University's academic departments, the Bill Bryson Library, Durham Students' Union, local supermarkets, cafés, restaurants and leisure facilities.

The accommodation briefly comprises an entrance hallway with two ground floor bedrooms, one benefiting from an en-suite shower room. The lower ground floor features a modern fully equipped kitchen with dining area, a comfortable lounge complete with sofas and wall-mounted TV, together with a cloakroom/WC. The first floor offers two further generously sized bedrooms and a bathroom suite with shower, while the second floor hosts a spacious fifth bedroom with its own en-suite shower room.

Externally, the property boasts a large enclosed rear garden with patio seating area, providing excellent outdoor space for socialising, relaxing and al fresco dining during the warmer months.

With gas central heating throughout and a highly desirable city location close to amenities, transport links and university facilities, this property presents an excellent opportunity for students looking for quality accommodation in one of Durham's most sought-after student areas.

ENTRANCE HALLWAY
Radiator and stairs to the first floor landing.

Bedroom 1
15'4" x 14'0"
Feature fireplace, bay window, radiator, double bed, bedside table, chest of drawers, desk with swivel chair and wardrobe.

BEDROOM 2
12'6" x 12'3"
Double bed, chest of drawers, wardrobe, shelving unit, sofa and desk with swivel chair.

EN SUITE
low level wc, wash hand basin and shower cubicle.

LOWER GROUND FLOOR

HALLWAY

KITCHEN
14'0" x 14'0"
Fully equipped kitchen with a range of wall and floor units with shelving, worktops and sink unit with mixer taps. Ceramic tiled flooring and dining table.

LIVING ROOM
13'1" x 12'3"
Inset gas fire, tiled flooring, wall mounted TV, coffee table, sofas and double radiator.

CLOAKROOM/WC
Low level wc and wash hand basin.

FIRST FLOOR LANDING

BEDROOM 3
13'6" x 12'2"
Feature fireplace, radiator, double bed, bedside table, chest of drawers, desk with swivel chair and wardrobe.







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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.