



**STUART
EDWARDS**

Bainbridge Street

, Durham DH1 1NA

- MID TERRACED HOUSE
- 2 BEDROOMS - FITTED WARDROBE
- KITCHEN WITH INTEGRATED OVEN & HOB
 - UNFURNISHED
- 2 MILES FROM DURHAM CITY
- AVAILABLE IMMEDIATELY
- SPACIOUS LOUNGE
- NEWLY FITTED BATHROOM SUITE
- GAS CH & UPVC DOUBLE GLAZING
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY

£750 Per Month



Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Well presented mid terraced house situated in the popular and highly sought after rental location of Carrville.

Conveniently located just 2 miles from Durham City Centre and within 1 mile of both the A1(M) motorway and A690 dual carriageway for commuting throughout the region.

Available immediately on an unfurnished basis.

Accessed via a composite entrance door to the hallway with door leading through to the generous lounge with LVT flooring leading through to the modern kitchen with integrated oven hob and extractor hood.

Stairs from the hallway lead to the first floor landing with 2 bedrooms, one of which has a range of fitted wardrobes and there's a newly fitted bathroom suite.

Externally, on street parking is available to the front, whilst to the rear there is a grassed area with planted borders and storage shed.

Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout.

Sure to prove popular therefore early reservation is strongly recommended to avoid disappointment.

AREA INFORMATION

Set just 2 miles from the beautiful, historic Durham City.

Bainbridge Street is close to Cheveley Park Primary School, St Thomas Moor Catholic School and the newly constructed Belmont Campus providing nursery, primary and secondary school education.

Carrville/Belmont has its own library, playground, park, doctor and dental surgeries, pub and local shops including a post office.

Additionally, Ramside Hall hotel and Spa with highly regarded golf course is also nearby.

Carrville also boasts fantastic countryside walks on its doorstep and is served with an excellent transport network with park and ride facilities into Durham, the A1(M) motorway and A690 dual carriageway within a mile providing links North and South, and the Durham Railway Station via Durham City, providing access to the East Coast Mainline.

ENTRANCE DOOR

Composite entrance door leading to the hallway with radiator, storage cupboard and stairs to the first floor landing.

LOUNGE

15'7" x 15'8"

Feature fireplace, alcove storage cupboard with shelving, double radiator, LVT flooring and under stair storage cupboard.

KITCHEN

6'9" x 11'3"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and extractor hood. LVT flooring, plumbed for automatic washing machine, double radiator and UPVC rear entrance door.

FIRST FLOOR LANDING

BEDROOM 1

12'6" x 7'10"

Radiator and a range of fitted wardrobes.

BEDROOM 2

9'8" x 7'5"

Radiator.

BATHROOM

3'11" x 6'6"

Newly fitted suite comprising: close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting, tiled walls and flooring, laminate ceiling, double radiator and extractor fan.

GARDEN

Lawn area to the rear with mature planted borders and storage shed.



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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.