



**Sherburn Road**

Gilesgate DH1 2JR

**£1,200 Per Month**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Sherburn Road

Gilesgate DH1 2JR



- One of a kind end terraced house
- EPC RATING - D
- Master bedroom with ensuite shower room

- Three/four bedrooms
- Impressive open plan kitchen and dining room
- Walking distance to Durham City

- Large garden
- Luxurious family bathroom
- Close to local amenities

A rarely available opportunity to rent this end of terrace property with three/four bedrooms and large garden, situated within walking distance to Durham City centre and close to a range of local amenities which are available within Gilesgate.

The spacious floor plan comprises of an entrance porch and hallway, living room with feature fireplace, further reception room or fourth bedroom with access to the garden, utility room, WC and impressive open plan kitchen and dining room with island unit. To the first floor, there is a master bedroom with ensuite shower room, two further bedrooms and luxurious bathroom. Externally there is a large, lawned garden and gates providing off street parking.

## GROUND FLOOR

### Entrance Porch

Entered via UPVC door. Having UPVC double glazed windows, tiled flooring and recessed spotlighting.

### Hall

With stairs leading to the first floor and tiled flooring.

### Living Room

14'5" x 12'10" (4.40 x 3.93)

Having a UPVC double glazed window to the front, feature fireplace housing a stove, wood flooring and radiator.

### Garden Room/Bedroom Four

12'8" x 9'3" (3.88 x 2.83)

Accessed via double doors from the living room. Having full length windows and a door to the rear garden, wood flooring and radiator.

### Utility Room

11'3" x 6'9" (3.43 x 2.06)

With a UPVC double glazed opaque window to the front and door to the rear garden, fitted floor unit and worktops with a sink unit, plumbing for a washing machine and tumble dryer space.

### WC

Comprising of a WC and UPVC double glazed opaque window to the front.

### Open Plan Kitchen and Dining Room

20'5" x 14'3" (6.24 x 4.35)

Impressive open plan kitchen and dining room with an island unit, fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over. Further features include UPVC double glazed windows to the front and side, a feature fireplace, tiled splashbacks and flooring, understairs storage cupboard and radiator.

## FIRST FLOOR

### Landing

With a feature exposed stone wall.

### Bedroom One

13'0" x 11'2" (3.97 x 3.41)

Double bedroom with a UPVC double glazed window to the rear, radiator and built in storage cupboard.

### Ensuite

9'2" x 3'10" (2.80 x 1.19)

Comprising of a cubicle with electric shower, hand wash basin set to a vanity unit, WC, heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the side.

### Bedroom Two

14'3" x 7'4" (4.35 x 2.24)

Generous bedroom with a UPVC double glazed window to the side and radiator.

### Bedroom Three

10'4" x 6'10" (3.15 x 2.09)

Further well proportioned bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

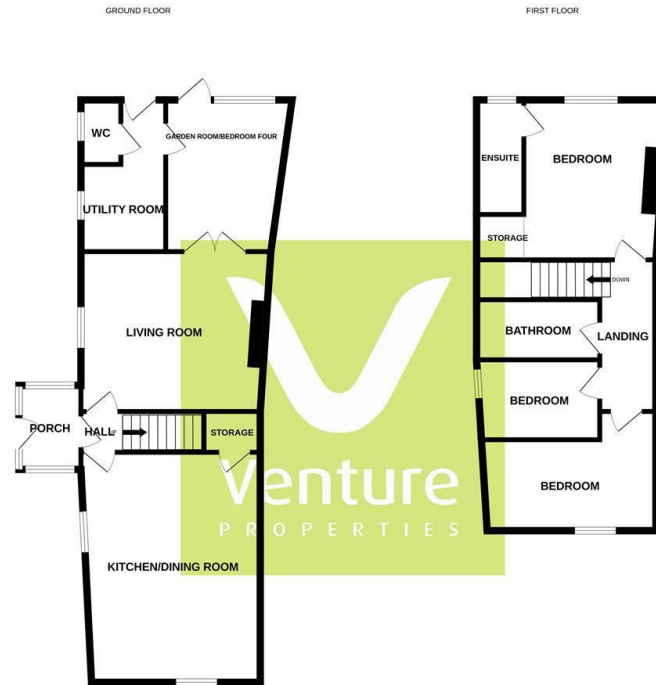
### Bathroom/WC

10'9" x 6'10" (3.30 x 2.09)

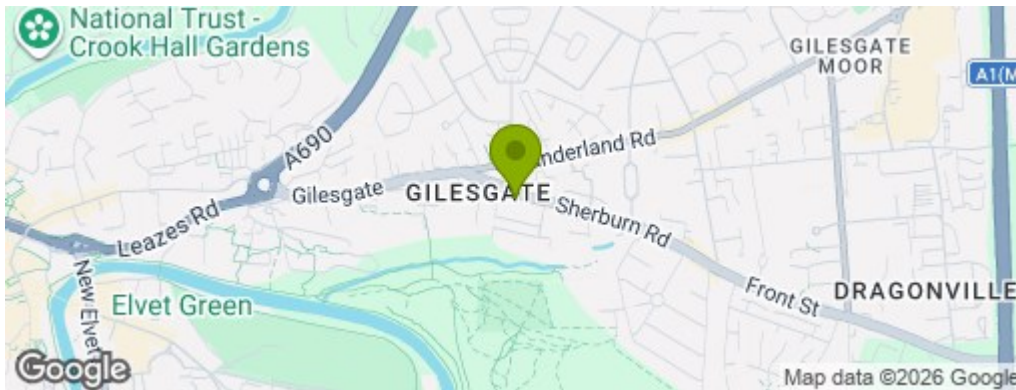
Luxurious family bathroom comprising of a freestanding bath with hand held mixer tap, hand wash basin set to a pedestal unit and WC. Having recessed spotlighting, laminate flooring, heated towel rail and extractor fan.

## EXTERNAL

To the side of the property is a large enclosed garden with lawn and patio area. There are double gates which provide access for off street parking.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The details, dimensions and appearance shown here are not intended and no guarantee as to their accuracy or efficiency can be given. Made with Metagen 01/2025



## Property Information

- Tenure: Freehold
- Gas and Electricity: Mains
- Sewerage and water: Mains
- Broadband: Check via OFCOM website.
- Mobile Signal/coverage: We recommend contacting your service provider for further information.
- Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)
- Energy Performance Certificate Grade D
- Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
- Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.
- Disclaimer

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