





Lawson Terrace

, Durham City DH1 4EW

- STUDENT ACCOMMODATION AVAILABLE 2027/2028
- FIVE-BEDROOM STUDENT PROPERTY
- SUPERB OPEN-PLAN LOUNGE/KITCHEN/DINER WITH VAULTED CEILING
- ENCLOSED REAR YARD
- NEARBY RECREATIONAL SPACES INCLUDING WHARTON PARK & RIVERSIDE
- HIGHLY SOUGHT-AFTER VIADUCT LOCATION
- FULL REFURBISHMENT COMPLETED SUMMER 2025
- TWO RECENTLY FITTED SHOWER ROOMS
- £195 PPPW EXCLUSIVE OF UTILITIES - £600 DEPOSIT
- PRIME CITY CENTRE STUDENT LOCATION – EARLY RESERVATION ADVISED



£195 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL INFORMATION

Located in the heart of Durham's highly sought after Viaduct area, 3 Lawson Terrace offers outstanding student accommodation for the 2027/2028 academic year. Fully refurbished in summer 2025 and managed by an experienced landlord, this five bedroom property combines modern design, excellent communal space and unbeatable access to Durham University and City Centre amenities.

The property is accessed via a composite entrance door leading into a welcoming hallway, a ground floor bedroom and a superb open plan lounge/kitchen/diner. This impressive communal area features a contemporary recently fitted kitchen with full appliances, vaulted ceiling and Velux windows that create a bright, spacious environment ideal for socialising and studying. A stylish recently fitted shower room completes the ground floor. Stairs from the lounge/dining area lead to the first floor landing, where you will find a second recently fitted shower room and four well presented bedrooms.

The Viaduct is one of Durham's most popular student neighbourhoods, known for its vibrant atmosphere and exceptional convenience. The property is within easy walking distance of key Durham University buildings including the Science Site, Bill Bryson Library, Elvet Riverside, the Business School and the DSU. Durham City Centre is moments away, offering supermarkets, cafés, restaurants, gyms and independent shops.

Nearby recreational facilities include Wharton Park, riverside walking and cycling routes, rowing opportunities and access to Durham University's sports complex, ideal for students who enjoy outdoor space, fitness and leisure activities.

Externally, the home benefits from on street permit parking to the front and an enclosed rear yard. Additional features include gas central heating via a combi boiler, UPVC double glazing and a security alarm system.

This is prime City Centre student accommodation in one of Durham's most desirable streets. With its modern refurbishment, excellent communal living space and exceptional Viaduct location, early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

Security alarm.

OPEN PLAN LOUNGE/DINING/KITCHEN

A fabulous communal area with Vaulted ceiling having inset spot lighting and Velux Windows. Additionally a UPVC double glazed door provide access into the rear yard help to flood this space with an excellent degree of natural light.

The lounge enjoys two sofa's, wall mounted smart TV and period style fireplace. The dining area has a breakfast table and chairs.

The kitchen is newly fitted with a contemporary range wall and floor units, laminate worktops, matching upstands and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Freestanding fridge/freezer, dishwasher and automatic washing machine. Double radiator, laminate flooring, spot lighting and double radiator.

Stairs lead to the first floor landing.

GROUND FLOOR BEDROOM

Bay window, period feature fireplace bed, desk with chair, shelving and double radiator.

GROUND FLOOR SHOWER ROOM

Newly fitted contemporary white suite comprising: vanity storage unit incorporating WC and inset wash hand basin, corner shower cubicle with mains fed shower, stylish décor panelled walls, laminate flooring, extractor fan and chrome heated towel rail.

FIRST FLOOR LANDING

Double radiator.

SHOWER ROOM

Newly fitted white suite comprising: close coupled , vanity unit with inset wash hand basin, mirror above and shower cubicle with mains fed shower. Décor panelled walls, laminate flooring, extractor fan and chrome heated towel rail.

BEDROOM

Period feature fireplace, bed, wardrobe, desk with chair, shelving, spot lighting and double radiator.

BEDROOM

Bed, desk with chair, shelving, spot lighting and double radiator.







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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.