



Nevilledale Terrace

Viaduct, Durham City DH1 4QG

- HIGHLY SOUGHT-AFTER VIADUCT LOCATION
- £200 PER ROOM, PER WEEK EXCLUSIVE OF BILLS
- TWO GENEROUS EN-SUITE BEDROOMS
- FULLY EQUIPPED KITCHEN WITH DINING AREA
- STUNNING VIEWS OF DURHAM CATHEDRAL
- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- SIX SPACIOUS STUDENT BEDROOMS
- SEPARATE LIVING ROOM AND DINING ROOM
- ENCLOSED REAR YARD
- POPULAR STUDENT LOCATION WITH STRONG DEMAND YEAR AFTER YEAR

£200 Per Week



Council Tax Band: Exempt EPC Rating: D

FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2027/2028, £200 PER ROOM, PER WEEK EXCLUSIVE OF BILLS, HIGHLY SOUGHT-AFTER VIADUCT LOCATION.

Situated in the heart of Durham's ever-popular Viaduct area, one of the city's most desirable student locations, this impressive six-bedroom mid-terraced house offers spacious accommodation, stunning Cathedral views, and excellent access to everything Durham has to offer. Just a short walk from the city centre, students can enjoy easy access to Durham University's academic buildings, the Bill Bryson Library, Durham Students' Union, College facilities and a wide range of university departments.

The vibrant city centre, historic Market Place, supermarkets, cafés, restaurants, bars and leisure facilities are all within walking distance, making this an ideal base for student life. The property is also perfectly positioned to enjoy some of Durham's most attractive outdoor recreational spaces, including the picturesque River Wear walks, Wharton Park and the Durham University Botanic Garden, providing plenty of opportunities for exercise, relaxation and socialising outdoors.

The accommodation comprises an entrance hallway, ground floor bedroom, comfortable lounge, fully equipped kitchen and separate dining room. To the first floor are three further bedrooms and a full bathroom suite with shower, whilst the second floor benefits from two generous en-suite bedrooms. Externally, there is an enclosed rear yard.

Benefiting from gas central heating and UPVC double glazing throughout, this substantial six-bedroom property combines spacious living with an unbeatable student location. Properties within the Viaduct area are consistently amongst the most sought-after in Durham, and with superb access to university facilities, city-centre amenities and green open spaces, early reservation is strongly recommended.

ENTRANCE PORCH

Solid wood flooring, coved ceiling and door to entrance hall.

ENTRANCE HALLWAY

Double radiator, solid wood flooring, coved ceiling, spotlighting and stairs with under stair storage cupboard leading to the first floor landing.

BEDROOM 1

13'0" x 14'2"

Solid wood flooring, coved ceiling, bay window, feature fireplace and two double radiators.

LOUNGE

11'6" x 11'11"

Double radiator, feature fireplace and solid wood flooring.

KITCHEN

10'3" x 7'7"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated fridge/freezer, dishwasher, double oven, hob and extractor hood. Tiled splashbacks, double radiator, vinyl flooring and door leading to the dining room.

DINING ROOM

10'6" x 10'1"

Double radiator, laminate flooring and UPVC double glazed door leading to the rear yard.

FIRST FLOOR LANDING

Storage cupboard.

BATHROOM

Comprising, low level wc, vanity unit with inset wash hand basin, panel bath, corner shower cubicle with mains fed shower, double radiator, extractor fan, vinyl flooring and laminate walls and ceiling.

BEDROOM 2

12'1" x 11'6"

Solid wood flooring, storage cupboard, radiator and feature fireplace.



1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.