

**STUART
EDWARDS**



Brandon Road

Esh Winning, Durham DH7 9PH

- NEWLY REFURBISHED MID TERRACED HOUSE
 - 3 BEDROOMS
 - COMMUNAL LIVING SPACE
- NEW DECORATION AND FLOOR COVERINGS
- NEW CENTRAL HEATING SYSTEM & WIRING
- STUDENT RENTAL ACCOMMODATION
- NEWLY FITTED KITCHEN WITH APPLIANCES
 - NEW MODERN BATHROOM SUITE
 - FULLY FURNISHED
- REAR YARD WITH OFF ROAD PARKING

£850 Per Month

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

Completely refurbished mid terraced house available immediately and set up as student rental accommodation on a furnished basis. Newly decorated and with new floor coverings throughout, internally the property comprises: entrance, bedroom 1, communal living space with sofas and a dining table and newly fitted modern kitchen with appliances. To the first floor there's a landing with 2 bedrooms and a newly fitted bathroom suite leading off. Externally there's a rear yard with storage shed a off road parking. Having new gas central heating boiler with new radiators to all rooms, UPVC double glazing and new electrical wiring. Exceptional rental accommodation, sure to prove extremely popular , therefore early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

Laminate flooring, double radiator and storage cupboard.

BEDROOM 1

13'3" x 11'5"
Spotlights, double radiator, double bed, drawers, wardrobe, side table and lamp.

LIVING SPACE

14'3" x 10'0"
Laminate flooring, double radiator, stairs to first floor, two double sofas, dining table and chairs.

NEWLY FITTED KITCHEN

12'4" x 6'11"
Range of wall and floor units, laminate worktops, tiled splashbacks, laminate flooring, upvc double glazed door to rear yard, spotlights, fridge freezer, integrated oven hob and extractor hood, stainless steel sink and drainer unit with mixer tap, microwave, toaster, washing machine, kettle and double radiator.

LANDING

Access to loft.

BEDROOM 2

14'11" x 13'3"
Double bed, wardrobe and double radiator.

STUDY

14'3" x 7'0"
Double radiator.

NEWLY FITTED BATHROOM

10'2" x 4'3"
White suite comprising panel bath with overhead shower, low level w.c, wash hand basin, heated chrome towel rail, partially tiled walls, laminate flooring, extractor fan and spotlights.

YARD

Storage shed and off road parking.

EPC

EPC Rating - C
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0437-6929-3109-0941-1222>

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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.

