

**STUART  
EDWARDS**



## Moor Edge

Crossgate Moor, Durham DH1 4HT

- LARGE DOUBLE FRONTED DETACHED HOUSE
  - 4 BEDROOMS
- RECENTLY RE-FITTED KITCHEN/BREAKFAST ROOM
  - AMPLE OFF ROAD PARKING
- OPPOSITE DURHAM JOHNSTON SCHOOL
- HIGHLY SOUGHT AFTER RENTAL LOCATION
  - 2 RECEPTION ROOMS
- BATHROOM, EN-SUITE & CLOAKROOM/WC
  - WEST-FACING ENCLOSED GARDEN
- AVAILABLE NOW

**£1,950 Per Month Per Month**



#### FULL DESCRIPTION

Tucked away in a highly desirable area within easy reach of outstanding local schools, the city centre, universities, hospital, and with the railway station just a short distance away, this double-fronted detached house is ideally positioned for families and professionals alike. It sits opposite the well-regarded Durham Johnston School, making school runs a breeze while still feeling peaceful and established.

Inside, the layout flows beautifully for modern family living. A bright and inviting entrance hallway leads to two generous reception rooms — both with a striking bay window flooding the space with natural light. One with French doors that open directly onto the rear garden for seamless indoor-outdoor living. The other is a separate family room, ideal as a snug, playroom, or home office. There's also a stylish, recently refitted kitchen/breakfast room complete with patio doors overlooking the garden — perfect for relaxed morning coffees or family meals.

Downstairs is completed by a practical ground-floor cloakroom with WC. Upstairs, you'll find three well-proportioned bedrooms, including a main bedroom with fitted storage and its own sleek en-suite shower room. Additionally, there is a 4th single bedroom. A spacious family bathroom with both a bath and separate shower enclosure provides plenty of flexibility for busy households.

Outside, the enclosed west-facing rear garden is a real highlight — a private, sunny haven with an attractive decking area that's ready for summer barbecues, al fresco dining, or simply unwinding. To the front, there's convenient block-paved courtyard-style parking, while a detached garage and additional driveway at the rear offer secure parking and useful extra storage.

This is a thoughtfully updated and well-maintained home that feels warm, welcoming, and ready to move into. Whether you're looking for a forever family base or a superb opportunity in a convenient Durham location, it really stands out.

Sure to prove extremely popular amongst tenants due to the property's size, location and presentation, early reservation is strongly recommended to avoid disappointment.

#### EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2768-9490-2125-6685>

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

### TENANT FEES

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices

(supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### RENTERS' RIGHTS ACT 2025

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

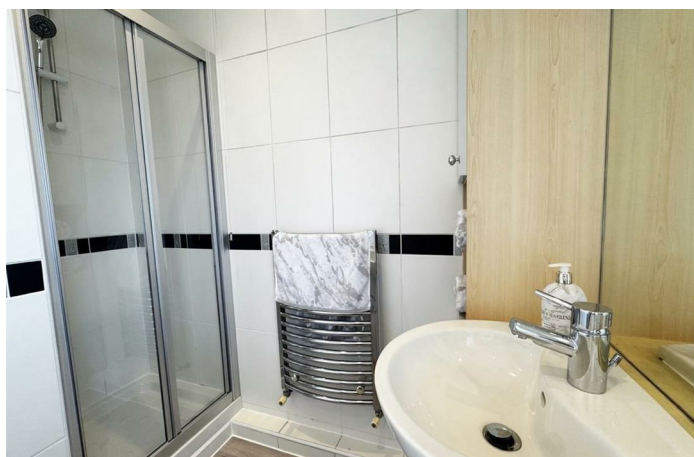
### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

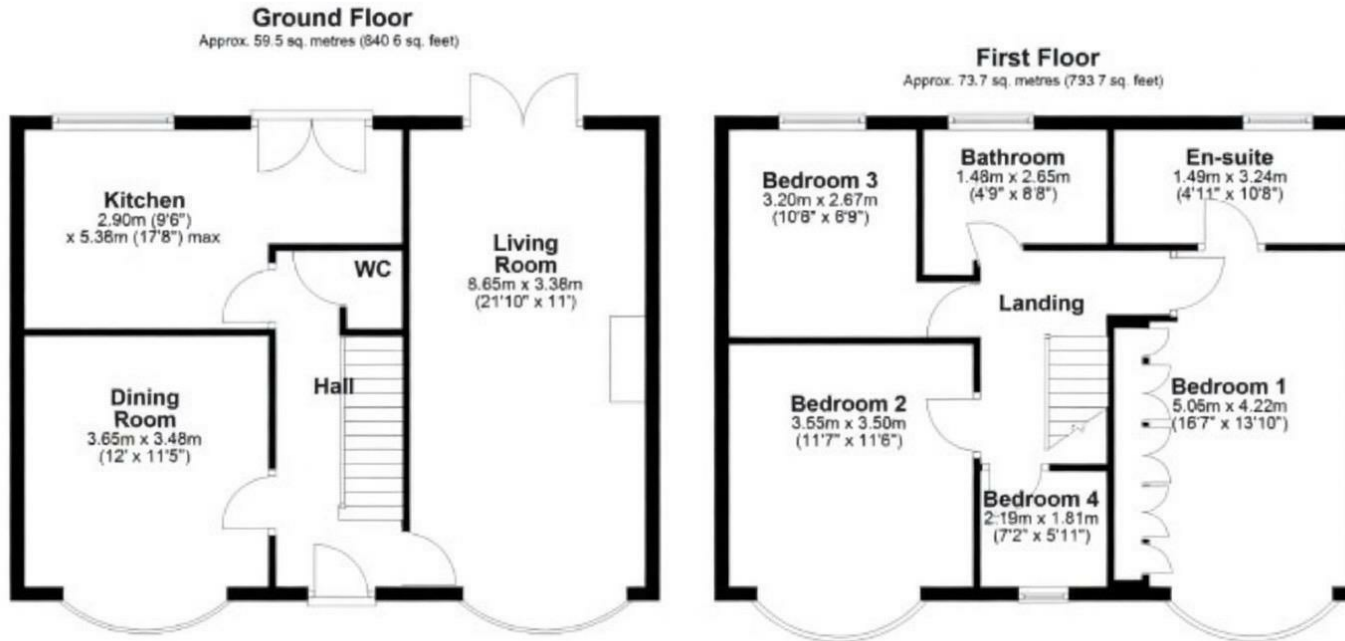
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.







Council Tax Band: E  
EPC Rating: D



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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.