

**STUART
EDWARDS**



Finchale Road

Framwellgate Moor, Durham DH1 5JN

- SEMI DETACHED HOUSE THREE FURNISHED DOUBLE BEDROOMS AVAILABLE NOW
- MODERN WHITE-GLOSS KITCHEN WITH APPLIANCES
- FRONT GARDEN AND PRIVATE PAVED REAR YARD
- NEAR BUS ROUTES TO DURHAM CITY, & UNIVERSITY
- ALL BILLS INCLUDED – GAS, ELECTRICITY, WATER AND BROADBAND
- OPEN-PLAN KITCHEN AND LOUNGE-DINER
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- IDEAL FOR STUDENTS OR YOUNG PROFESSIONALS

£650 Per Month

Council Tax Band: Exempt EPC Rating: D

FULL DESCRIPTION

This well presented five bedroom furnished semi detached house on Finchale Road, Framwellgate Moor, offers spacious accommodation, modern shared living areas and the convenience of all bills included. Ideally suited to students or young professionals, the property provides comfortable, practical living in a highly accessible location close to Durham City, New College Durham and excellent transport links.

The home features five furnished bedrooms, offering a mix of larger and standard doubles, each equipped with a bed, drawers and space for a desk. The open-plan kitchen and lounge/diner creates a sociable shared environment, with the kitchen finished in modern white gloss units and fitted with an oven and hob, fridge/freezer, washing machine, microwave and toaster. The lounge area includes sofas and a dining table, providing a relaxed space for cooking, studying and socialising.

There are two shower rooms plus a downstairs WC, ensuring convenience for multiple occupants. The property benefits from double glazing and gas central heating throughout. Externally, there is a front garden and a private paved yard to the rear.

All bills are included, covering gas, electricity, water and broadband.

Located in Framwellgate Moor, the property is within easy walking distance of local shops, cafés and takeaways, and is close to the Arnison / North Durham Retail Park, home to Aldi, Sainsbury's and a wide range of national retailers. A nearby bus stop provides direct routes to Durham City, the university, University Hospital of North Durham, and New College Durham, making this an ideal base for both study and work.

Excellent location, viewings are recommended.

EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9498-3985-6200-5518-7900>

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.

CLIENT MONEY PROTECTION

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

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.

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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.

