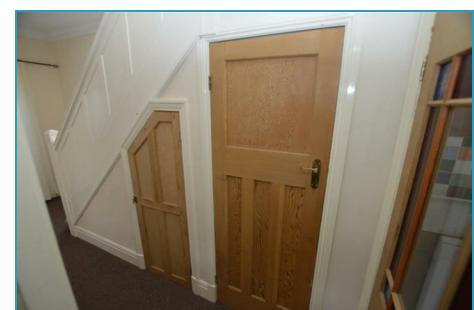




Durham Road, Durham, DH1 5AL



£1,200 Per Month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This three bedroom property is ideally located within walking distance of Durham City and various local shops and amenities. It has private off-road parking, a garage and rear garden.

On the ground floor is a large lounge, dining room and kitchen. To the first floor are three well apportioned bedrooms and a family bathroom with shower over bath. Features such as large walk in bay windows to the front make this a very attractive prospect. Traditional doors with stained glass and original light switches add to the properties character.

This property would appeal to families and professionals alike. It is double glazed and has a modern combination boiler which powers the central heating. The large rear garden is private and a pleasant place to be in the summer.

Holding deposit to apply is one weeks rent.

Lounge
13'3" x 9'10".154'2" (4.04 x 3.47)

Bedroom 1
12'4" x 10'11" (3.78 x 3.35)

Dining room
11'4" x 13'3" (3.47 x 4.06)

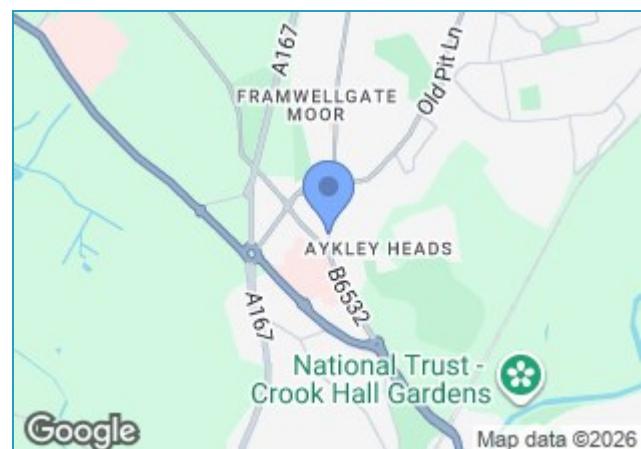
Bedroom 2
11'4" x 10'1" (3.47 x 3.09)

Kitchen
8'0" x 11'8" (2.44 x 3.58)

Bedroom 3
6'11" x 7'9" (2.12 x 2.38)

Bathroom
7'10" x 7'4" (2.41 x 2.25)

- 3 Bedrooms
- Double Glazing
- Garage
- Driveway
- Seperate Dining Room
- Walking Distance to City
- Combi Boiler
- Large Rear Garden
- Ideal for families
- Council Tax Band D

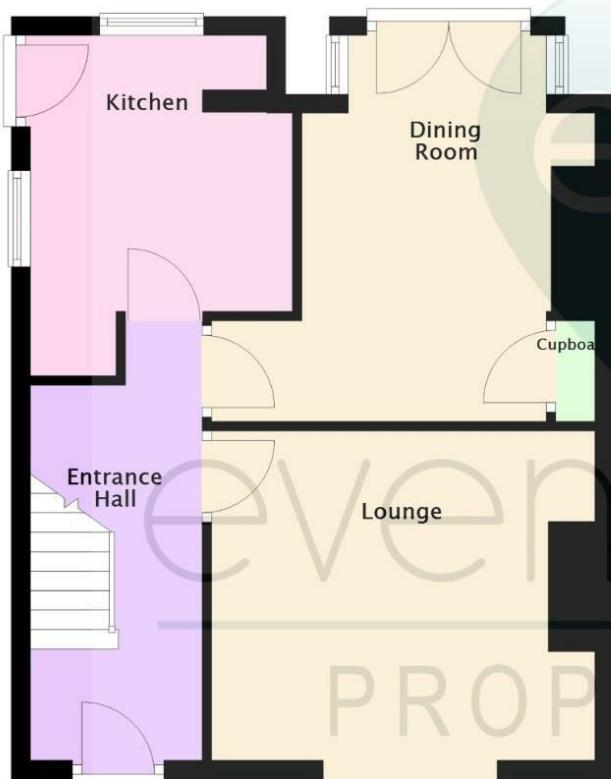




Floor Plan

Ground Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 86.4 sq. metres (930.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.