STUART EDWARDS









Maple Avenue

Gilesgate, Durham City DH1 2HB

- AVAILABLE FOR 2027/2028 ACADEMIC YEAR
- FOUR FULLY FURNISHED BEDROOMS
- MODERN KITCHEN WITH BREAKFAST BAR
- LARGE ENCLOSED REAR GARDEN
- CLOSE TO ST HILD & ST BEDE COLLEGE
- RECENTLY REFURBISHED THROUGHOUT
- SPACIOUS COMMUNAL LOUNGE WITH TV
- BATHROOM WITH MAINS-FED SHOWER
- OFF-ROAD PARKING
- 1 MILE FROM DURHAM CITY

£165 Per Week

Council Tax Band: Exempt
EPC Rating:

FULL DESCRIPTION
STUDENT ACCOMMODATION AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
£165 PER PERSON PER WEEK INCLUDING UTILITY BILLS
(Utilities include gas, electricity, water and broadband, subject to a fair usage cap of £3,750 per annum.)

Having recently undergone a comprehensive refurbishment programme, this four bedroom student home offers well-presented accommodation. Designed with modern student living in mind, the property combines comfortable communal space with generously sized bedrooms and excellent access to university facilities.

The accommodation briefly comprises an entrance hallway, spacious communal lounge complete with seating and TV, ground floor bedroom, and a contemporary fully fitted kitchen featuring a breakfast bar and dining area. To the first floor are three further bedrooms and a modern bathroom suite with bath and mains-fed shower.

Externally, the property benefits from a walled front garden, driveway providing off-road parking for one vehicle, and a large enclosed rear garden, perfect for relaxing and socialising. Further benefits include gas central heating and UPVC double glazing throughout.

Ideally situated in the sought-after Gilesgate area, less than one mile from Durham City Centre, the property is perfectly positioned for students studying at Durham University. The accommodation is within easy reach of the Science Site, Bill Bryson Library, Graham Sports Centre, and St Hild and St Bede College. Excellent bus routes and pedestrian links provide convenient access across the city, while several major supermarkets, cafes, takeaways and local pubs can be found nearby. Students can also enjoy picturesque woodland and riverside walks close to the property.

This is an excellent student home, early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

COMMUNAL LOUNGE
With TV and seating.

OPEN PLAN LOUNGE DINER
Newly fitted range of modern wall and floor units incorporating breakfast bar with seating, wood effect laminate worktops and inset sink unit. Integrated oven, ceramic hob and extractor hood, washing machine, fridge/freezer and all kitchen equipment. Splashbacks, laminate flooring, radiator, seating area and UPVC entrance door.

FIRST FLOOR

BEDROOM 1
Bed, wardrobe, desk with chair and radiator.

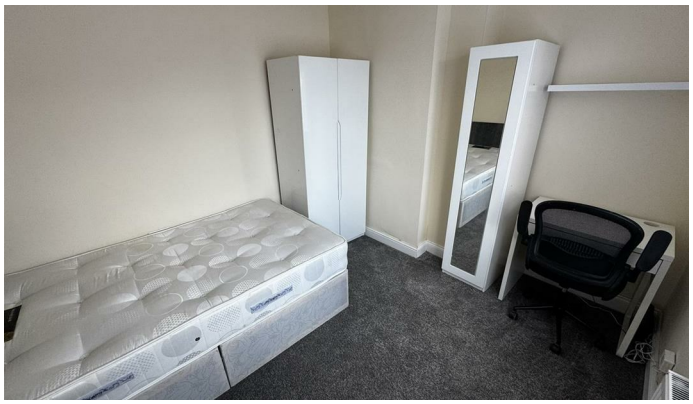
BEDROOM 2
Bed, wardrobe, desk with chair and radiator.

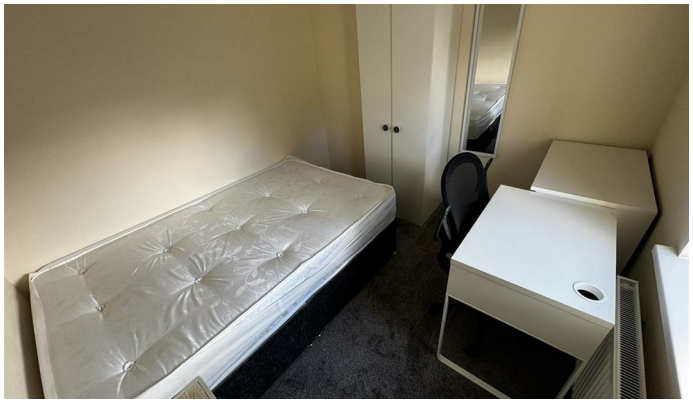
BEDROOM 3
Bed, wardrobe, desk with chair and radiator.

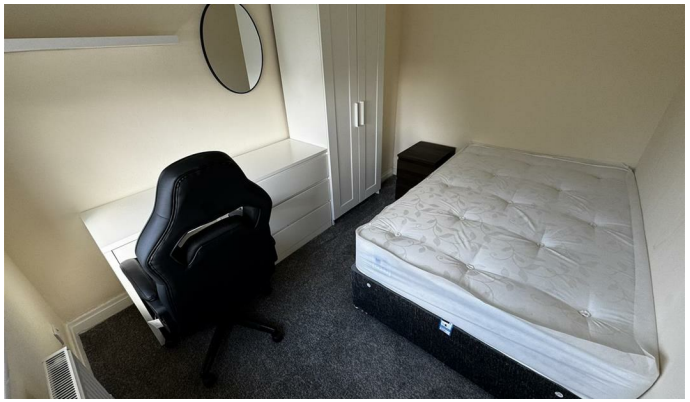
BEDROOM 4
Bed, wardrobe, desk with chair and radiator.

BATHROOM W/C
White suite comprising panelled bath with mains fed shower over and modern glass screen, vanity storage unit with inset wash hand basin and low level W/C, radiator, decor panelled walls and laminate flooring.

LARGE REAR GARDEN







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.