

**STUART
EDWARDS**



Clydesdale Garth

Pity Me, Durham DH1 5GW

- EXCEPTIONALLY RARE RENTAL OPPORTUNITY
- PRIVATE CORNER PLOT
- 3 RECEPTION ROOMS
- CONTEMPORARY FAMILY BATHROOM & EN-SUITE
- CLOSE TO ARNISON RETAIL PARK & DURHAM CITY
- SPACIOUS 4 BED DETACHED FAMILY HOME
- IMMACULATELY PRESENTED & WELL MAINTAINED
- MODERN KITCHEN/BREAKFAST ROOM
- DETACHED GARAGE & EXTENSIVE BLOCK-PAVED DRIVEWAY
- EXCELLENT ACCESS TO A167

£2,450 Per Month



Council Tax Band: E EPC Rating: C

FULL DESCRIPTION

****EXCEPTIONALLY RARE OPPORTUNITY** **SPACIOUS 4 BED DETACHED ON PRIVATE CORNER PLOT** **DETACHED GARAGE & AMPLE PARKING**** We are delighted to offer for rent this immaculately presented and exceptionally well-maintained four-bedroom detached family home, occupying a desirable corner plot within a highly sought-after and prestigious development.

The spacious and thoughtfully designed accommodation briefly comprises a welcoming entrance hallway, cloakroom, a bright and airy lounge featuring an attractive square bay window to the front and double doors opening into the dining room. There is also a separate study/third reception room, a well-appointed kitchen/breakfast room, and a useful utility room. To the first floor, the property offers four generously sized bedrooms, three with built-in wardrobes, and the principal bedroom benefits from a modern en-suite shower room. Three further bedrooms are served by a stylish and contemporary family bathroom with bath & separate shower.

Externally, the property enjoys an extensive block paved driveway to the front, extending down the side and leading to a detached single garage with lights & power. The rear garden is particularly appealing, featuring well-established flowering borders and neatly maintained lawns, with the added benefit of not being directly overlooked.

Clydesdale Garth is a pleasant cul-de-sac of similar high-quality detached homes, set within this well-established and popular development. The property is conveniently located close to Arnison Retail Park, which offers a wide range of everyday amenities, and lies approximately three miles from Durham City Centre, where there are extensive shopping, leisure, and recreational facilities. Excellent transport links are easily accessible via the nearby A167, providing convenient routes both north and south.

ROOM DIMENSIONS

Lounge - 5.3m x 3.2m
Dining Room - 3.2m x 3.2m
Office - 2.4m x 2m
Kitchen - 4m x 3.2m
Utility Room - 2m x 1.5m
Bedroom 1 - 4.5m x 3m
En Suite - 2.1m x 1.5m
Bedroom 2 - 3.3m x 2.7m
Bedroom 3 - 3.2m x 2.7m
Bedroom 4 - 2.4m x 2.1m
Bathroom - 2.3m x 2.3m
Garage - 5.4m x 3m

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2666-3630-2006-2421>

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.

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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.

