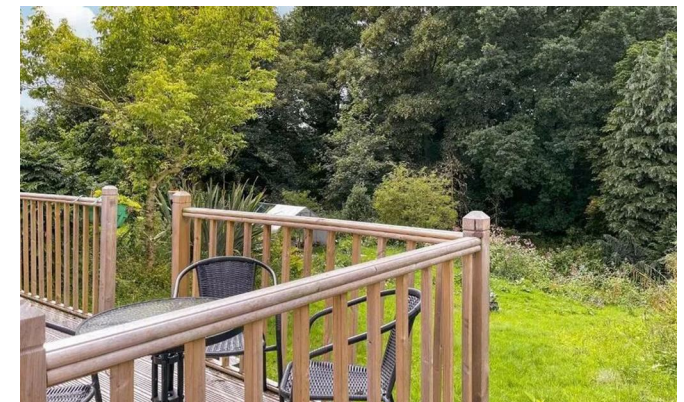


**STUART  
EDWARDS**



## Frankland Lane

Durham City, Durham DH1 5SJ

- RARE RENTAL ACCOMMODATION
- 2 BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- LARGE GARDEN WITH DECKED PATIO AREA
- FULLY FURNISHED
- COTTAGE
- AVAILABLE TO STUDENTS OR PROFESSIONALS
- BATHROOM WITH BATH & SHOWER
- 2 OFF ROAD PARKING SPACES

**£2,000 Per Month**

## Council Tax Band: F EPC Rating: E

### FULL DESCRIPTION

Rare rental accommodation available within walking distance of Durham City Centre. Available to both students or professionals from the 1st September on a furnished basis.

Accessed via a composite entrance door to a bright and airy open plan lounge/kitchen diner with fully equipped kitchen and bi-fold doors accessing the garden. There are two fully furnished double bedrooms and a bathroom suite with both bath and shower.

Externally there is off road parking for two cars to the front and a large garden with laid lawn and decked patio area overlooking woodland to the rear.

Rent is inclusive of all utilities.

Providing an excellent balance of peaceful surroundings and fantastic amenities close by.

Sure to prove extremely popular, therefore early reservation is strongly recommended to avoid disappointment

### OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

25'3" x 16'6"

A composite entrance door leads to this bright open plan space carpeted and part vinyl flooring.

The kitchen is fitted with a range of white modern wall and floor units, laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, hob with stainless steel extractor above, dishwasher, washing machine and fridge/freezer. Double radiator, spot lights and bi-fold doors accessing the garden.

### BEDROOM 1

8'1" x 12'11"

Double radiator.

### BEDROOM 2

12'11" x 8'2"

Double radiator.

### BATHROOM

7'2" x 4'9"

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with overhead shower and glass screen, tiled splashbacks, vinyl flooring and chrome heated towel rail.

### GARDEN

Large private rear garden over looking woodland.

With laid lawn, mature planted borders and decked patio area.

### EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6436-9122-0100-0410-1292>

### 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.

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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.

