

**STUART
EDWARDS**



Whitfield Court

Pity Me, Durham DH1 5BT

- Ground Floor Apartment
- Double Glazing Throughout
- Allocated Parking Space
 - Spacious
- Ideal Rental For Professionals
- Gas Fired Central Heating
- Two Double Bedrooms
- Convenient Location
 - Bathroom
 - Fitted Kitchen

£850 Per Month

Council Tax Band: B
EPC Rating: C

AREA INFORMATION

Whitfield Court occupies a prominent main road position within walking distance of a good range of everyday facilities and amenities which are available within Framwellgate Moor and is well placed for access to Durham City Centre where there are more comprehensive shopping and recreational facilities and amenities available. It is also well placed for commuting purposes being only a few minutes drive of the A(167) Highway which provides good road links to both North and South.

FULL DESCRIPTION

Benefitting from gas fired central heating and double glazing throughout this ground floor apartment comprises: Entrance hall, living room, fitted kitchen, two double bedrooms and bathroom/wc. In addition there is an allocated parking space.

COMMUNAL ENTRANCE HALLWAY

Communal entrance door with intercom entry system.

ENTRANCE HALLWAY

Double glazed entrance door with storage cupboard.

LOUNGE

15'0" x 10'4"

Double glazed window, electric fire and radiator. The lounge offers space for a small table or desk, making it a suitable area for home working or studying.

KITCHEN

12'3" x 7'1"

Range of fitted wall and base units, single drainer sink unit, integrated electric oven, integrated gas hob with extractor hood. Partially tiled walls and a double glazed window to the rear. Radiator.

BEDROOM 1

7'6" x 5'7"

Radiator.

BEDROOM 2

11'3" x 6'11"

Radiator.

BATHROOM

Suite in white with panelled bath, wash basin, low level w.c. Heated towel rail with extractor fan.

ALLOCATED PARKING

Single allocated parking space.

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.

VIEWING

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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.

