

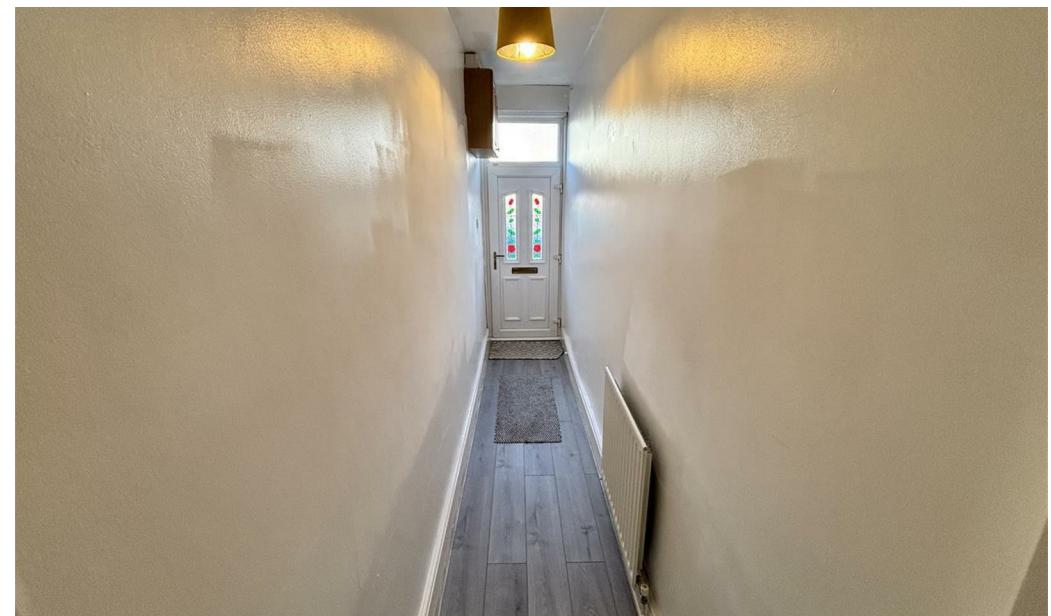


**Frederick Street South**  
Meadowfield DH7 8NA  
£600 Per Calendar Month





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# Frederick Street South

Meadowfield DH7 8NA



x 2



x 1



x 1

- Available immediately
- EPC RATING - D
- Stylish bathroom

- Well presented throughout
- Large living room
- Fitted kitchen with breakfast bar

- Two good sized bedrooms
- Pleasant outlook to the rear
- Combi gas central heating

Early viewing is highly recommended to take advantage of the opportunity to rent this two bedroom property situated in a popular location in Meadowfield. With excellent access to local amenities and regular public transport links to Durham City, which is only 3 miles distant.

The impressive floor plan comprises of an entrance hall leading to a large living room with feature fireplace, fitted kitchen with breakfast bar and modern bathroom. To the first floor is a generous master bedroom and further well proportioned second bedroom. Externally there is a shared yard to the rear. The property enjoys a pleasant outlook to the rear over a park, combi gas central heating and UPVC double glazing.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC double glazed door. Having laminate flooring and radiator.

### Living Room

15'11" x 15'3" (4.86 x 4.65)

Spacious reception room with a UPVC double glazed window to the rear, fireplace housing an electric

stove, radiator, telephone point, large under stairs storage cupboard which has an electrical socket and can be used to house a fridge/freezer and stairs leading to the first floor.

### Kitchen

11'0" x 6'10" (3.37 x 2.09)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven, hob with stainless steel extractor over, fridge and plumbing for a washing machine. Further features include a breakfast bar, UPVC double glazed window to the side, tiled splashbacks, laminate flooring and a larder cupboard housing the combi gas central heating boiler.

### Rear Lobby

Having a UPVC double glazed door to the rear and laminate flooring.

### Bathroom/WC

7'2" x 6'5" (2.19 x 1.98)

Fitted with a stylish white suite comprising of a panelled bath with electric shower over, low level WC and wash basin. Having tiled splashbacks, chrome heated towel rail and UPVC double glazed opaque window to the side.

## FIRST FLOOR

### Landing

Having feature lighting to the stairs and access to the loft.

### Bedroom One

15'2" x 10'7" max (4.63 x 3.23 max)

Generous double bedroom with a UPVC double glazed window to the rear, radiator and storage cupboard.

### Bedroom Two

9'0" x 8'7" (2.75 x 2.64)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

## EXTERNAL

Having a shared yard to the rear.



## Property Information

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