



**Frederick Street South**

Meadowfield DH7 8NA

**£600 Per Calendar Month**

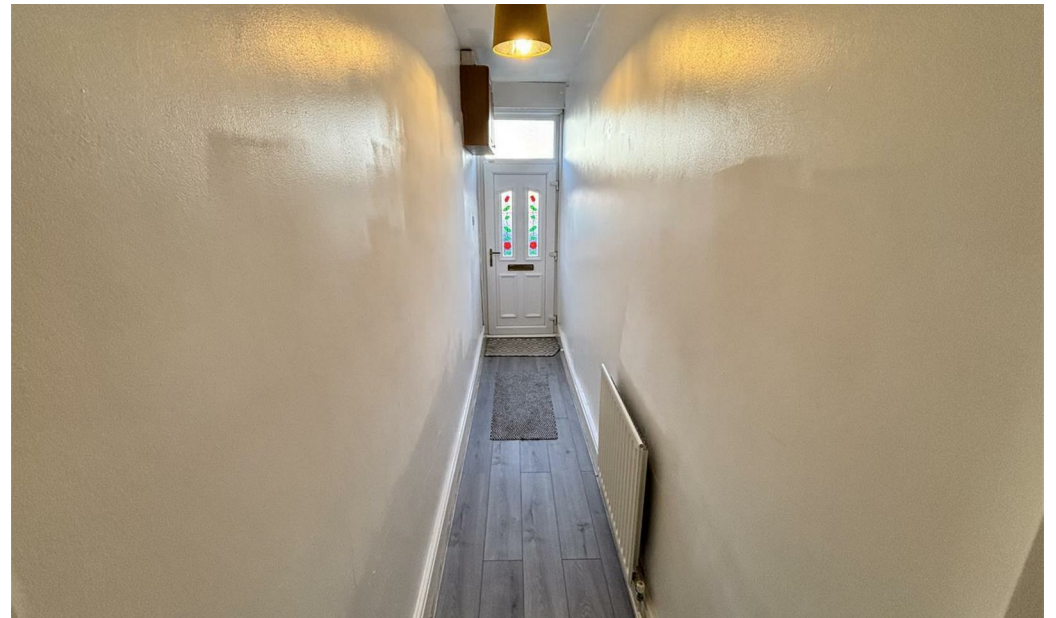






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# Frederick Street South

Meadowfield DH7 8NA



- 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 understairs 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

**0191 372 9797**

1 Whitfield House, Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)