



Graham Terrace

Durham DH6 1AU

£650 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Available March 2026
- EPC Rating - D
- Modern kitchen

- Spacious first floor flat
- Two reception rooms
- Popular village location

- Rarely available village
- Two bedrooms
- Unfurnished

Available March 2026 on an unfurnished basis, early viewing is essential of this spacious mid terraced property with two bedrooms in the sought after village of High Pittington.

Well presented throughout, the floor plan comprises of an entrance hall, spacious living room and dining room, kitchen, downstairs shower room, rear porch, two well proportioned bedrooms and bathroom/WC. Externally there a private rear yard.

High Pittington enjoys a selection of local amenities including a highly regarded primary school and has good road access to Durham and to the A690 giving access to routes across the region.

GROUND FLOOR

Entrance Hall

Living Room

3.71m x 3.6m

Having a UPVC double glazed window to the front, feature fireplace and radiator.

Dining Room

3.75m x 3.81m

Having a UPVC double glazed window to the rear, feature fireplace and radiator.

Kitchen

3.94m x 1.96m

Comprising of a UPVC double glazed window to the side, white high gloss wall and base units with contrasting work surface.

Integrated electric oven and hob with stainless steel splash back and extractor hood. Space for fridge freezer, space and plumbing for washing machine, Access to rear porch.

Rear Porch

0.82m x 1.33m

With UPVC double glazed external door to the side.

Shower Room

1.56m x 1.92m

Fitted with shower cubicle with mains fed shower, WC and pedestal hand wash basin and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

Bedroom One

3.8m x 3.33m

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

3.35m x 3.69m

Further double bedroom with a UPVC double glazed window to the rear, radiator, fitted wardrobes and storage cupboard housing the combi gas central heating boiler.

Bathroom

2.56m x 1.26m

Modern fitted white suite comprising of panelled bath, WC, pedestal hand wash basin unit, fully tiled walls and UPVC double glazed opaque window to the front.

EXTERNAL

To the front of the property there is a wall enclosed garden. To the rear there is an enclosed yard to the rear.

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft

First Floor
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

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