STUART EDWARDS



# Portrush Way

## Durham City, Durham DH1 3FJ

- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- £190 PER ROOM PER WEEK EXCLUSIVE OF BILLS
- OPEN-PLAN KITCHEN, DINING & LIVING SPACE
- EN-SUITE TO PRINCIPAL BEDROOM
- ENCLOSED REAR GARDEN & PATIO
- FOUR BEDROOM STUDENT HOUSE
- SPACIOUS LOUNGE & STUDY ROOM
- MODERN FAMILY BATHROOM PLUS GROUND FLOOR WC
- GARAGE WITH STORAGE & SHARED GYM EQUIPMENT
- WALKING DISTANCE TO BILL BRYSON LIBRARY

## £190 Per Week Per Week













## FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR - £190 PER ROOM PER WEEK EXCLUSIVE OF BILLS.

An exceptional four-bedroom student home, finished to a high standard throughout and occupying a prime position on the highly sought-after South Road. Perfectly placed for students studying at Durham University's Science Site, the Bill Bryson Library and the Mathematical Sciences & Computer Science facilities, this superb property offers spacious, modern accommodation in one of the city's most desirable student locations.

The well-presented accommodation comprises an entrance hallway with useful storage cupboards, cloakroom/WC, spacious lounge with feature bay window, separate study room, and an impressive open-plan kitchen, dining and seating area overlooking the enclosed rear garden and patio. A separate utility room provides additional storage and convenient side access.

To the first floor are four generously sized bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom fitted with a white suite and shower over the bath.

Externally, the property benefits from front and rear gardens, an enclosed patio area ideal for socialising and outdoor dining, plus a single garage providing storage and shared gym equipment. The property is further enhanced by gas central heating, UPVC double glazing and contemporary furnishings throughout.

Ideally located just moments from the renowned "Hill Colleges", the property is within easy walking distance of key university departments and academic facilities. Excellent transport links are available via the nearby Park & Ride service, while the beautiful Durham University Botanic Garden, Observatory Hill and surrounding green spaces offer excellent opportunities for relaxation and recreation.

This is excellent student accommodation, and early reservation is strongly recommended.

## ENTRANCE HALLWAY
Composite entrance door leading to the hallway with laminate flooring and two storage cupboards.

## STUDY
9'0" x 7'6"
Radiator.

## CLOAKROOM/WC
White suite comprising: low level wc, wash hand basin with modern tiled splashback, laminate flooring and radiator.

## COMMUNAL LOUNGE
16'4" x 12'0"
2 sofas, radiator, tv stand with tv and feature bay window.

## OPEN PLAN KITCHEN/DINING/SITTING AREA
28'5" x 15'9"
Stylish range of recently installed wall and floor units with worktops incorporating breakfast bar with inset stainless steel sink unit with mixer tap. Oven, hob, extractor, fridge/freezer, dishwasher and wine cooler. Spot lighting, radiator and laminate flooring.
The sitting area also has a radiator and two chains.
The dining area has a large table and chairs and double doors lead to the enclosed rear garden and patio area.

## UTILITY ROOM
5'6" x 5'7"
With wall and floor units, worktop, washing machine and side access door.

## FIRST FLOOR LANDING

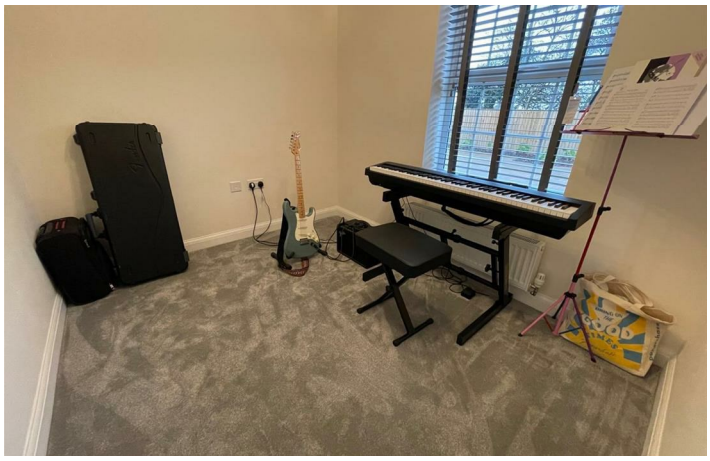
## MASTER BEDROOM

## EN-SUITE

## BEDROOM
12'2" x 12'9"
Double bed with side table, fitted wardrobe with sliding doors, desk with chair and radiator.

## BEDROOM
10'11" x 10'8"
Double bed with side table, fitted wardrobe with sliding doors, desk with chair and radiator.

## BEDROOM









## BATHROOM
Contemporary white suite comprising: low level wc, wash hand basin, panel bath with mains fed shower over and glass screen, modern tiled splashbacks, laminate flooring and spot lighting.

## GARDENS
laid lawn to the front, whilst the rear is enclosed with fenced boundaries, laid lawn and patio area.

## EPC INFORMATION
EPC Rating - B
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8441-7739-6719-4727-0996#energy

## 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.

## TENANT FEES.
A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate



is 3% above the Bank of England base rate for each day the rent is unpaid.

## CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

## VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

## WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

## THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

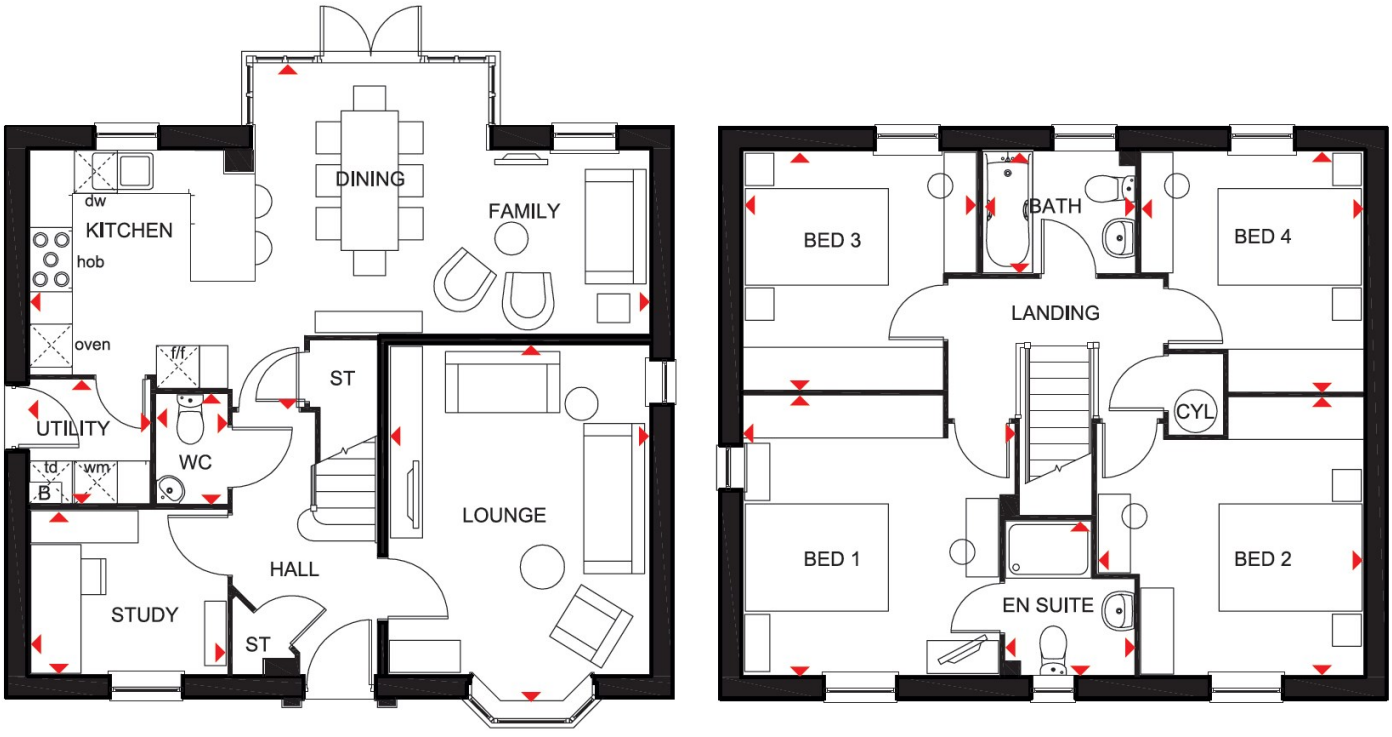
## THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

se note Stuart Edwards Estate Agents is the ng name for Bluepace Durham Ltd.



**Council Tax Band: Exempt**
**EPC Rating: B**




1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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