



Frederick Street South

Meadowfield DH7 8NA

£600 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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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)

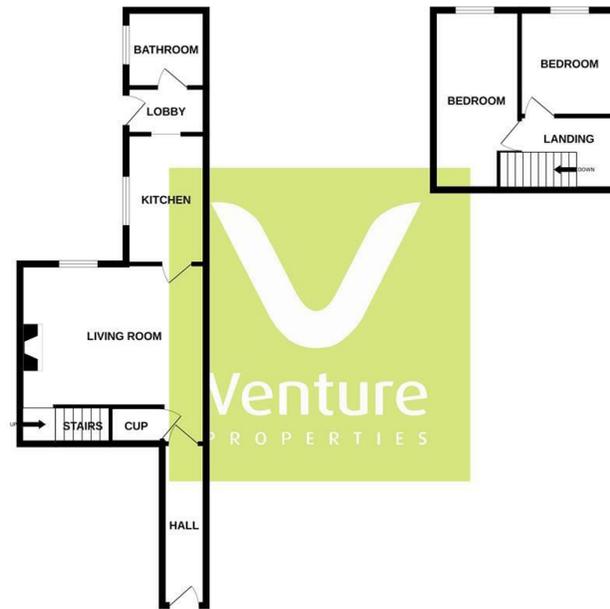
Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

EXTERNAL

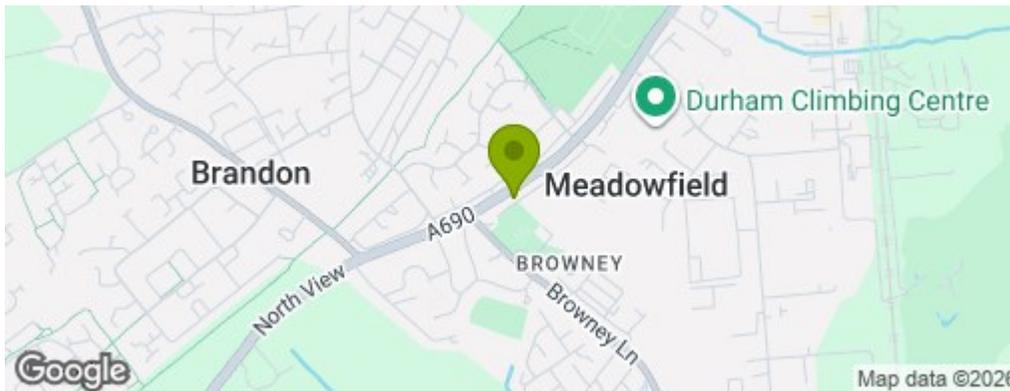
Having a shared yard to the rear.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The services, specifications and details shown here are not intended and no guarantee as to their quality or efficiency can be given. Made with Venturio C2024



Property Information

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Ultrafast Broadband available. Highest available speed is 1800 Mbps.
 Mobile Signal/coverage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)
 Energy Performance Certificate Grade D
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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