

The Avenue

Durham City, Durham DH1 4EB

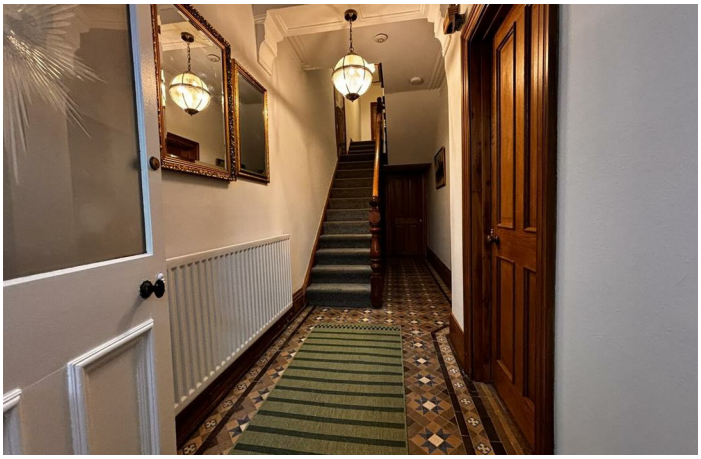
- RARE RENTAL OPPORTUNITY
- AVAILABLE NOW - FULLY FURNISHED
- 2 RECEPTION ROOMS
- CLOAKROOM WC - BATHROOM & EN-SUITE
- NO STUDENTS
- 3 STOREY VICTORIAN TERRACED HOUSE
- 4 BEDROOMS & STUDY ROOM
- NEWLY FITTED KITCHEN WITH APPLIANCES
- GARDEN
- PROFESSIONAL RENTAL ACCOMMODATION

£2,950 PCM













FULL DESCRIPTION

STRICTLY NO STUDENTS.

Ivyholme is a distinguished period residence in one of Durham's most sought-after locations. This elegant home combines timeless Victorian character with sensitive modern upgrades, creating a warm, stylish and welcoming environment ideal for both refined family living and sophisticated entertaining. High ceilings, ornate coving, original fireplaces and beautifully preserved architectural details are present throughout, giving the property a sense of heritage and grandeur from the moment you enter.

This fabulous home is accessed via an entrance porch leading to the hallway and cloakroom/wc. The living room is a spacious and inviting retreat, decorated in soft green tones and illuminated by a large bay window that fills the space with natural light. Comfortable seating, warm wooden flooring and ambient lighting come together to form an atmosphere perfect for relaxation. Artworks and carefully chosen furnishings enhance the room's sense of calm and understated elegance.

The formal dining room continues the theme of classic refinement. A decorative chandelier, an ornate ceiling rose and a restored wooden sideboard create a striking setting for hosting guests. Rich wall colours and polished flooring make this room both intimate and impressive, offering a beautiful backdrop for dinners and celebrations.

The kitchen is a standout feature of Ivyholme. Designed with both style and functionality in mind, it includes newly fitted modern cabinetry in deep tones, patterned splashbacks, premium appliances and Rangemaster cooker. A generously sized dining area extends from the kitchen, creating a natural gathering point for everyday meals and social occasions. This space seamlessly blends cooking, dining and relaxation, making it ideal for modern living.

Upstairs, the principal bedroom offers a peaceful retreat, featuring soft grey walls, original wooden flooring and a large window that welcomes abundant daylight. A charming feature fireplace adds character to the room and emphasises its tranquil, restful ambience. Additionally there is a further two generous bedrooms and a study room. The main bathroom has been beautifully updated with a freestanding bathtub, a walk-in glass shower and contemporary fittings. The thoughtful design and materials create a spa-like environment that complements the home's overall sense of comfort and luxury.

The second floor hosts one of the property's most memorable spaces: a beautifully converted loft suite. With exposed timber beams, sloping ceilings, skylight windows and its own bathroom, this floor provides an atmospheric and private setting ideal for guests, older children or as a spacious home studio or office. The blend of rustic character and modern comfort makes this suite truly exceptional.

Beyond the interiors, Ivyholme offers a charming outdoor area suited to seasonal dining, quiet relaxation or gardening. Mature greenery and the peaceful nature of The Avenue enhance the sense of privacy and create an inviting external extension of the home. Parking is also available via the rear lane.

Situated in the highly desirable DH1 postcode, Ivyholme benefits from close proximity to Durham city centre, university buildings, transport links, reputable schools and scenic riverside walks. Its location offers the perfect combination of convenience and tranquillity.

Ivyholme represents a rare opportunity to acquire a beautifully presented and character-rich residence in one of Durham's most prestigious neighbourhoods. Its blend of classic architecture, modern comfort and prime location makes it an outstanding home ready to move into. For further enquiries or to arrange a viewing, please contact us directly.

AREA INFORMATION
Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.
The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks. Durham Railway Station is on the East Coast Main Line, offering fast and frequent services to major cities including Newcastle, Edinburgh, and London.
Durham City benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within one mile of IGS, Durham High and Bow private schools and the Choristers.
Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167.
The city centre is delightful with its cobbled streets and features a mix of high street stores and independent boutiques, numerous coffee shops, restaurants, pubs, and the historic Durham Market. It has an excellent bend of historical attractions with modern conveniences.
The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. The city boasts beautiful riverbanks, riverside walks and parks (such as Wharton Park and Flass Vale). Not only this, Durham City is also well known for its high achieving private and state schools as well as the world renowned Durham University.

ENTRANCE PORCH
4'11" x 5'2"
Feature tiling, coved ceiling and door leading to the hallway.

ENTRACE HALLWAY
Feature tiling, radiator, coved ceiling and stairs to the first floor landing.

LOUNGE
14'9" x 14'8"
Feature bay window, original exposed wood flooring, double radiator and coved ceiling.

DINING ROOM
12'6" x 13'8"
Double radiator, coved ceiling and original exposed wood flooring.

CLOAKROOM/WC
LVT flooring, chrome heated towel rail, vanity unit with inset wash hand basin, part tiled walls, w.c, extractor fan and wall mirror.

KITCHEN
10'11" x 28'10"
Newly fitted extensive range of wall and floor units with luxury granite worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated fridge, freezer, washing machine, dishwasher and large Range Master cooker. Splashbacks, double radiator, solid fuel feature oven/fireplace with surround (Nu heather), LVT flooring and door to the rear garden.

SPACIOUS FIRST FLOOR LANDING
With stairs to the second floor.

BEDROOM
9'10" x 12'0"
Double radiator and, cupboard housing combo boiler and feature fireplace with surround.

BEDROOM
12'9" x 13'8"
Cupboard, double radiator and exposed original wood flooring.

BEDROOM
15'1" x 13'8"
Bay window, feature fir place with surround and double radiator.

STUDY
9'6" x 6'0"
Double radiator.

FAMILY BATHROOM
11'4" x 6'3"
Free standing bath, large walk in shower with mains shower, chrome towel rail, LVT flooring, spotlights, tile effect wall panels, WC, vanity unit with inset wash hand basin, extractor fan and feature wallpaper.









SECOND FLOOR LANDING
Exposed original wood flooring and Velux window.

OPEN PLAN LOFT ROOM
18'10" x 18'2"
Feature brick wall, exposed original wood flooring, two double radiators and Velux window.

OPENING TO EN-SUITE BATHROOM
Panel bath with overhead mains shower; glass screen, vanity unity with inset wash basin, WC, heated chrome towel rail and Velux window.

EXTERNALLY
To the rear there is a yard, split level garden with patio, lawn and mature borders. Rear gate to lane with parking.

To the front there is a split level garden with mature shrubs and lawn.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2898-4590-2695-3665

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.

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

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.
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.

TENANT FEES.
All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

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.



RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.
We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

THANKS.

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

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.









Council Tax Band: F
EPC Rating:





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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