

**STUART
EDWARDS**



The Moorlands

Gilesgate, Durham DH1 2LB

- CONVENIENTLY LOCATED MID TERRACE HOUSE
 - LOUNGE & DINING ROOM
 - BATHROOM WITH BATH & SHOWER
 - FURNISHED OR UNFURNISHED
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY
- 3 BEDROOMS
- KITCHEN WITH INTEGRATED OVEN & HOB
 - LARGE REAR GARDEN
- 1 MILE FROM DURHAM CITY CENTRE
- AVAILABLE IMMEDIATELY

£995 Per Month



FULL DESCRIPTION

Perfectly positioned in the highly convenient and sought-after Gilesgate area of Durham, this attractive mid-terraced house sits just one mile from Durham City Centre and is offered for sale with no onward chain.

A composite front door opens into a welcoming hallway that leads to the lounge, a separate dining room with pleasant views over the rear garden, and a well-equipped fitted kitchen complete with integrated oven and hob. Stairs from the hallway lead to the first-floor landing, giving access to three bedrooms and a family bathroom suite fitted with both a bath and a mains-fed shower.

Outside, the enclosed front garden offers a neat welcome, while the particularly large and well-maintained rear garden is a real standout, featuring a laid lawn, mature planted borders, and a paved patio perfect for al fresco dining.

The home further benefits from gas central heating via a combi boiler and UPVC double glazing throughout.

Given its prime Gilesgate location and appealing features, this property is expected to prove extremely popular. Early viewings reservation is strongly recommended to avoid disappointment.

AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre. Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). The newly constructed Belmont Campus provides nursery, primary and secondary school education and is within a mile from Gilesgate.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Also within easy reach of excellent bus routes.

The A1(M) motorway and A680 dual carriageway is also a short distance away, providing good road links throughout the region.

Durham City itself is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well-regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching backdrop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high-achieving private and state schools as well as the world-renowned Durham University.

ENTRANCE HALLWAY

Composite entrance door leading to hallway with stairs to the first floor landing.

LOUNGE

13'2" x 14'6"

Double radiator and under-stair storage cupboard.

KITCHEN

10'3" x 9'1"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven and gas hob. Tiled splashbacks, plumbed for automatic washing machine, vinyl flooring and double glazed rear entrance door leading to the garden.

DINING ROOM

9'9" x 9'3"

Double radiator.

FIRST FLOOR LANDING

Double radiator and loft access.

BEDROOM 1

13'4" x 10'5"

Double radiator.

BEDROOM 2

10'0" x 9'8"

Double radiator.

BEDROOM 3

10'1" x 8'0"

Double radiator and central heating boiler.

GARDENS

Gardens to the front and rear with laid lawns, mature planted borders and a paved patio area.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4636-0225-8600-0358-2206>

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.

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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

THE PROPERTY OMBUDSMAN.

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

CLIENT MONEY PROTECTION.

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

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: A
EPC Rating: C



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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 measurements.