



Stuart Edwards
ESTATE AGENTS

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TO LET £123 PER ROOM, PER WEEK

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FULL INFORMATION

FIVE BEDROOM STUDENT ACCOMMODATION. AVAILABLE 2019/2020, SITUATED IN THE VIADUCT AREA OF DURHAM CITY. £123 PER ROOM, PER WEEK.

The living accommodation comprises: entrance hallway, fully equipped modern kitchen with white goods, communal lounge with French doors, ground floor bedroom and fully feature tiled white shower room. To the first floor there are 4 bedrooms. Externally there is a rear yard.

Benefiting from gas central heating via a combi boiler, UPVC double glazing and security alarm system.

It is also worth noting that this property will be re-decorated and have new floor coverings throughout, ready for July 2019. This is prime City Centre student rental accommodation, in the highly regarded and much sought after Lawson Terrace. Well presented throughout, early viewings are strongly recommended.

KITCHEN

3.28m(10'9") x 1.91m(6'3") Modern range of white high gloss wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven and hob with extractor hood. Freestanding fridge/freezer, dishwasher and automatic washing machine. Spot lighting, tiled splashbacks and ceramic tiled flooring. UPVC double glazed rear entrance door and double radiator.

LOUNGE/DINING ROOM

3.83m(12'7") x 4.04m(13'3") Feature fireplace, flat screen television, storage cupboard. Stairs to first floor.

ENTRANCE HALLWAY

Security alarm.

GROUND FLOOR BEDROOM

3.16m(10'4") x 3.74m(12'3") Bay window, feature fireplace and double radiator.

SHOWER ROOM

White suite comprising: low level wc, pedestal wash hand basin and corner shower cubicle with mains fed shower. Fully feature tiled walls and flooring, wall mounted central heating boiler, extractor fan and heated towel rail.

BEDROOM

3.00m(9'10") x 2.39m(7'10") Double radiator.

BEDROOM

2.24m(7'4") x 2.10m(6'11") Double radiator.

BEDROOM

3.56m(11'8") x 1.97m(6'6") Double radiator.

BEDROOM

3.20m(10'6") x 2.10m(6'11") Double radiator.

FIRST FLOOR LANDING

Double radiator.

EXTERNALLY

Permit parking to the front and an enclosed yard to the rear.

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 in 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 warrantly in relation to this property.

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VIEWING

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THANK YOU

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