



Stuart Edwards
ESTATE AGENTS

**19 WHINNEY HILL, DURHAM CITY, DURHAM CITY, COUNTY
DURHAM, DH1 3BE**

TO LET £130 PER ROOM, PER WEEK

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ENTRANCE

UPVC entrance door. Hallway with radiator and stairs leading to the first floor landing.

LOUNGE

3.88m(12'9") x 3.86m(12'8") With fireplace, double radiator, sofas and a flat screen tv.

KITCHEN

5.12m(16'10") x 3.08m(10'1") Newly fitted modern range of wall and floor units with inset stainless steel single drainer sink unit with mixer tap. Fridge/freezer, dishwasher, automatic washing machine and integrated stainless steel oven, hob and extractor hood. Spot lighting, radiator and tiled flooring.

BEDROOM 5

With radiator, new carpet, new bed, wardrobe and desk.

BEDROOM 6

With radiator, new carpet, new bed, wardrobe and desk.

DINING ROOM

Radiator.

NEW SHOWER ROOM

White suite comprising: low level wc, pedestal wash hand basin with chrome mixer tap and shower cubicle. Chrome heated towel rail, spot lighting, ceramic tiled flooring and tiled walls with attractive mosaic tiled detailing.

NEW SHOWER ROOM

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FIRST FLOOR LANDING

With loft access.

BEDROOM 1

With radiator, new carpet, new bed, wardrobe and desk.

BEDROOM 2

4.09m(13'5") x 2.98m(9'9") With radiator, new carpet, new bed, wardrobe and desk.

SEPARATE WC

Newly fitted suite comprising: low level wc, pedestal wash hand basin, radiator and ceramic tiled flooring.

BEDROOM 3

3.21m(10'6") x 2.94m(9'8") With radiator, new carpet, new bed, wardrobe and desk.

BEDROOM 4

3.19m(10'6") x 2.47m(8'1") With radiator, new carpet, new bed, wardrobe and desk.

GARDENS

Rear garden with laid lawn.

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 warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

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THANK YOU

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



