



Stuart Edwards
ESTATE AGENTS

**14 ARCHERY RISE, DURHAM CITY, COUNTY DURHAM, DH1
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TO LET £128 PER ROOM, PER WEEK.

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AREA INFORMATION

Archery Rise is located close to Crossgate Peth to the west of the centre of Durham off the A167 trunk road. Durham City centre is a short walk via a convenient footpath close to Archery Rise tennis club. Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral. 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 a range of local and regional retailers and a number of well regarded restaurants and bars. 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. Not only this, Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

GROUND FLOOR

ENTRANCE HALLWAY

Bamboo wood flooring, UPVC double glazed window, spotlights.



INNER LOBBY

Door leading to the garage. Plumbing for washing machine.

CLOAKROOM

Low level wc, wash hand basin, heated towel rail, solid wood flooring, part tiled walls and extractor fan.

INNER HALLWAY

Bamboo wood flooring, double radiator and stairs to the lower ground floor.

LOUNGE/DINING ROOM

22' 0" x 21' 3" (6.71m x 6.48m) Very spacious L' shaped maximum measurements Feature fireplace with marble hearth and inserts and gas fire, T.V. aerial point, three double radiators, telephone point and three UPVC double glazed windows.

SMALL STUDY

2.13m(7'0") x 1.32m(4'4") Solid wood flooring and UPVC double glazed window.

KITCHEN/BREAKFAST ROOM

4.95m(16'3") x 3.40m(11'2") narrowing to 7' (narrowing to 7') Refitted with an attractive range of Oak Shaker style floor and wall units, single bowl single drainer stainless steel sink unit with mixer tap, tiled splashbacks, part tiled walls, electric under oven, electric four ring hob with extractor over, integral fridge, integral freezer, integral dishwasher, double radiator, two UPVC double glazed windows, ceramic tiled flooring, double radiator, spotlights concealed lighting and UPVC double glazed door leading to the patio

BEDROOM 5

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

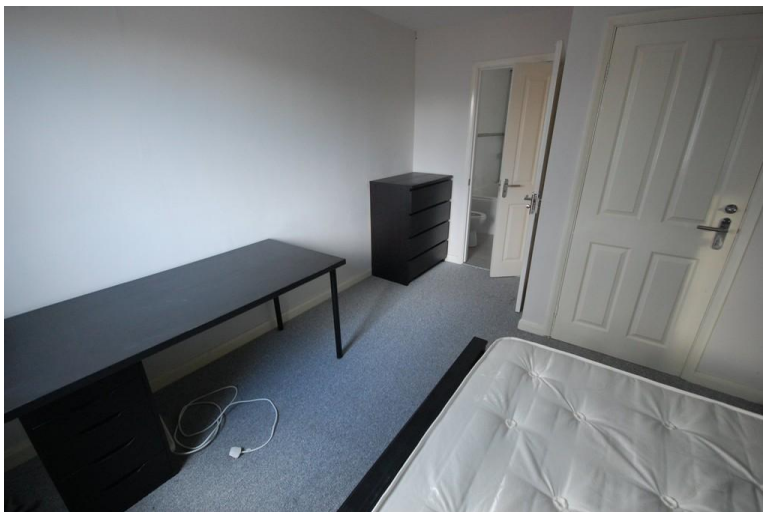
BEDROOM 6

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

LOWER GROUND FLOOR

LOWER GROUND HALLWAY

Single radiator, under stair cupboard and double storage cupboard.





BEDROOM 1

3.68m(12'1") x 2.95m(9'8") UPVC double glazed window, double radiator. new carpet, new bed, wardrobe and desk.

EN-SUITE SHOWER ROOM

Tiled corner shower cubicle with shower, wash hand basin, low level wc, part tiled walls, spotlights, heated towel rail and extractor fan.

BEDROOM 2

3.91m(12'10") x 2.69m(8'10") UPVC double glazed window, double radiator, telephone point, new carpet, new bed, wardrobe and desk.

BEDROOM 3

3.71m(12'2") x 2.64m(8'8") UPVC double glazed window, double radiator, new carpet, new bed, wardrobe and desk.

BEDROOM 4

2.67m(8'9") x 2.18m(7'2") UPVC double glazed window, double radiator, new carpet, new bed, wardrobe and desk.

FAMILY BATHROOM

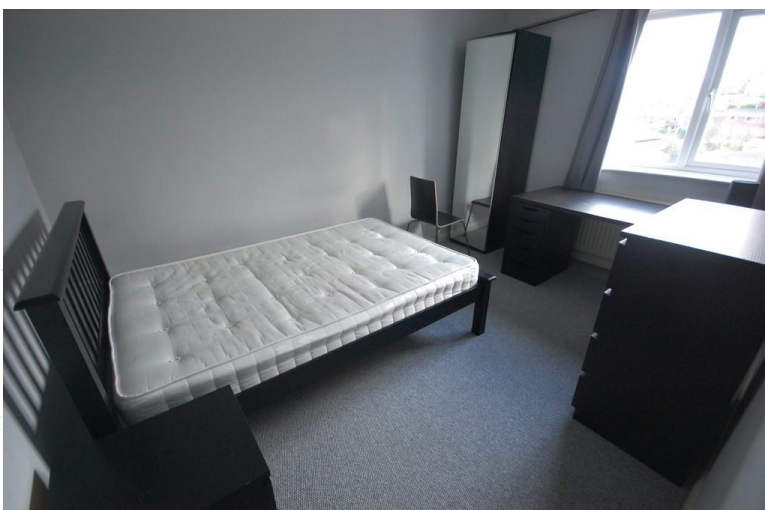
Refitted with a white suite comprising panelled bath, separate large tiled shower cubicle with shower, vanity unit with inset wash hand basin, low level wc, stylish tiled walls and flooring, spotlights, UPVC double glazed window and heated towel rail.

GARDENS

There are gardens to three sides of the property with the garden to the rear lawned with borders. There are well stocked borders and shrubs to both sides and one side garden with a pleasant patio area.

TENURE:

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.





IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Mis-description 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.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on OnTheMarket.com

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THANK YOU

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