



Stuart Edwards
ESTATE AGENTS

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TO LET £650 PCM

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DESCRIPTION

Recently redecorated throughout the living accommodation comprises; entrance porch, spacious lounge/dining room, UPVC double glazed conservatory and fitted kitchen. To the first floor: landing, 3 bedrooms and full bathroom with shower. Externally there is a driveway leading to a single garage providing off road parking and low maintenance to the front and rear. Benefiting from gas fired central heating, UPVC double glazing and some new carpets. Smokers are not accepted in this property, available immediately, early viewings are strongly recommended.



AREA INFORMATION

Sherburn Village is situated approximately 3 miles east of Durham City Centre. The A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region. A wide range of local amenities are close by including, retail shops, supermarkets and good primary and secondary schools. The village itself has its own post office, bakery, newsagents, co-op supermarket, primary school and a variety of other retail outlets. A regular bus route from the village provides access to Durham City Centre and nearby villages, approximately every 20 minutes.

Durham City is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. 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 PORCH

With UPVC entrance door.

LOUNGE/DINING ROOM

4.90m(16'1") x 6.81m(22'4") Feature bay window, understair storage cupboard, two double radiators, UPVC door leading to the conservatory and stairs leading to the first floor landing.

CONSERVATORY

2.62m(8'7") x 2.90m(9'6") UPVC double glazed with laminate flooring and door leading to the garden.

KITCHEN

2.03m(6'8") x 2.95m(9'8") Range of wall and floor units with laminate tops and inset sink and drainer unit. Laminate flooring, radiator, conventional boiler and plumbed for automatic washing machine.

FIRST FLOOR LANDING

Cupboard housing water tank and access to loft space.

BEDROOM 1

3.35m(11'0") x 2.84m(9'4") Radiator

BEDROOM 2

2.84m(9'4") x 3.33m(10'11") Radiator



BEDROOM 3

2.11m(6'11") x 2.18m(7'2") Radiator

BATHROOM

White suite comprising: low level wc, pedestal wash hand basin and panel bath with shower over and screen. Radiator and feature tiled walls.

GARDENS

Low maintenance to the front and rear.

SINGLE GARAGE

With up and over door.

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

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THANK YOU

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