



**Prebends Field, Gilesgate, DH1 1HH**  
**3 Bed - House - Semi-Detached**  
**£675 Per Calendar Month**

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**\*\* Popular Location \*\* Close to Amenities & Transport Links \*\*  
Ideal Family Home \*\* Corner Plot \*\* Gardens, Drive & Garage \*\*  
Double Glazing & Gas Central Heating \*\***

**Driveway**

**Garage**

**Council Tax Band: C. Annual cost £1772.**

The floor plan briefly comprises: entrance porch, lounge/dining room, kitchen, utility room. The first floor has three bedrooms, bathroom and separate wc. Outside are gardens, driveway and garage.

Prebends Field is located on the popular High Grange Estate, which is well situated for access to local shopping and recreational facilities available within the development itself as well as Gilesgate. Gilesgate is also well placed for commuting purposes being just off the A(690) Durham to Sunderland Highway and is well placed for access to the A1(M) Motorway and the A(19) Highway.

Professionals only, no pets and no smokers.

Required earnings: Tenant - £20,250 Guarantor (if required) - £24,300

## **GROUND FLOOR**

### **Porch**

### **Living Area**

18'2 x 13'11 max (5.54m x 4.24m max)

### **Dining Area**

11'2 x 8'8 (3.40m x 2.64m)

### **Kitchen**

10'8 x 9'2 (3.25m x 2.79m)

### **Utility**

8'10 x 8'3 (2.69m x 2.51m)

## **FIRST FLOOR**

### **Landing**

### **Bedroom One**

11'9 x 9'11 (3.58m x 3.02m)

### **Bedroom Two**

10'6 x 8'10 (3.20m x 2.69m)

### **Bedroom Three**

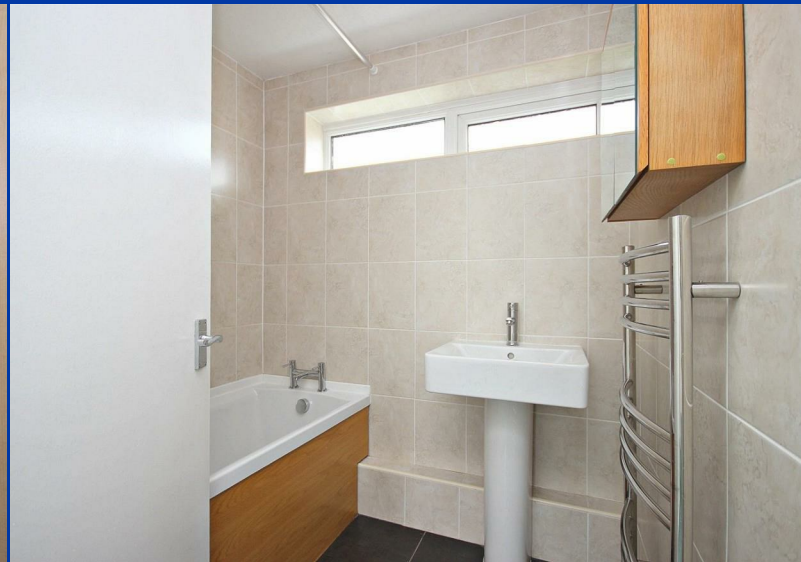
8'4 x 7'8 (2.54m x 2.34m)

### **Bathroom**

### **WC**

## **EXTERNALLY**

**Gardens to Three Sides**



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## Prebends Field

Approximate Gross Internal Area  
899 sq ft - 84 sq m



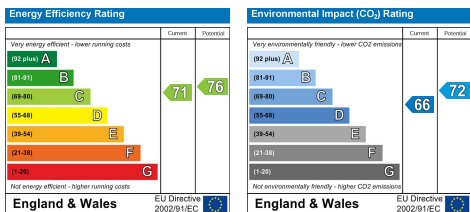
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



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