



| Framwellgate Moor | Durham | DH1 5BD

*** STUNNING PRESENTATION THROUGHOUT, REFURBISHED TO A HIGH STANDARD, MUST BE VIEWED TO BE APPRECIATED *** This three bedroom semi detached house is located on Gray Avenue in Framwellgate Moor, Durham. The property has recently undergone full refurbishment and is a true credit to it's owner. The property comprises: an entrance hallway, spacious open plan living/dining room and a modern fitted kitchen. To the first floor there are three bedrooms and a stylish bathroom. Externally there is a lawn garden to the front and a driveway for off street parking. To the rear is a low maintenance garden with a paved patio and artificial lawn.

£650 pcm

- Three Bedroom
- Semi Detached House
- Recently Refurbished To A High Standard
- Stunning Presentation
- EPC Rating C



Property Description

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Gray Avenue is situated in Framwellgate Moor, which benefits from excellent schools and is located close to the Arnison Retail Park where there are excellent everyday facilities and amenities available and approximately 2 miles from Durham City Centre. It also lies within easy reach of the A(167) Highway which provides good road links to both North and

South. Viewings are highly recommended so please call us on 0191 384 3330

FRONT EXTERNAL

To the front of the property is a garden laid to lawn and a driveway for off street parking.

ENTRANCE HALL

Including laminate flooring and a radiator.

OPEN PLAN LIVING/DINING ROOM

21' 11" x 11' 11" (6.684m x 3.635m) Spacious open plan living/dining room with carpet flooring, two radiators, a double glazed window to the front and French doors leading to the rear garden.

KITCHEN

14' 8" x 8' 9" (4.483m x 2.688m) Stunning newly installed

kitchen including fitted wall and base units with a contrasting work surface, one and a half stainless steel sink/drainers with a mixer tap, an integrated electric oven with four ring gas hob and stainless steel extractor fan above, plumbing for a washing machine, laminate flooring, a radiator, a double glazed window to the rear and a door leading to the side.

STAIRS

With carpet flooring.

LANDING

Including loft access, carpet flooring, a radiator and a double glazed window to the side.

MASTER BEDROOM

11' 11" x 11' 6" (3.648m x 3.521m) Master bedroom with carpet flooring, a radiator and two double glazed windows to the front.

BEDROOM TWO

11' 11" x 10' 1" (3.638m x 3.098m) Bedroom including a built in cupboard with Ideal combi boiler, carpet flooring, a radiator and a double glazed window to the rear.

BEDROOM THREE

9' 0" x 8' 5" (2.760m x 2.580m) Bedroom including a built in cupboard, carpet flooring, a radiator and a double glazed window to the front.

BATHROOM

Stylish modern bathroom including a 'P' bath with mains shower, low level WC, wash hand basin, a radiator, partial UPVC cladded walls, vinyl flooring, an extractor fan and a double glazed window to the rear.

REAR GARDEN

To the rear is an enclosed garden with a paved patio and artificial lawn. To the side of the property is an outside storage cupboard.

In order to move into this property the applicant is required to pay the following

Non Refundable £150 holding deposit

Then the initial monies due on the day the applicant moves in are

First months rent minus the holding deposit - £500

Damage Deposit (the same amount as the rent) £650

Total move in costs are: £1300



Tenure

%tenure%

Council Tax Band

A

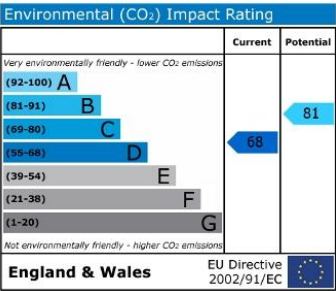
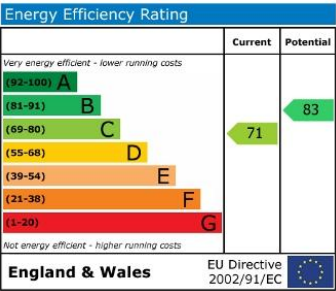
Viewing Arrangements

Strictly by appointment

Contact Details

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info@newfieldestates.co.uk
0191 384 3330



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements