



Stuart Edwards
ESTATE AGENTS

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TO LET £500 PCM

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ENTRANCE HALL

UPVC entrance door to hallway and stairs to first floor.

LIVING ROOM

12' 2" x 11' 9" (3.72m x 3.59m) Bay window, feature fire place with surround, storage cupboard, double radiator and stairs to first floor.

LOUNGE

11' 1" x 11' 7" (3.38m x 3.54m) Bay window, feature fire place with surround, double radiator and storage cupboards in alcoves. Archway to dining room.

KITCHEN

15' 5" x 7' 1" (4.7m x 2.17m) Range of wall and floor units, laminate worktops, stainless steel sink and drainer unit with mixer tap, cooker, fridge freezer, washing machine, storage cupboard, tiled floor and UPVC door to rear yard.

DINING ROOM

15' 8" x 9' 11" (4.78m x 3.03m) Storage cupboard, coving and double radiator.



LANDING

Access to loft, access to 1 bedroom, study and shower room.

BEDROOM ONE

11' 8" x 12' 9" (3.58m x 3.90m) Fitted wardrobe and double radiator.

BEDROOM TWO

10' 2" x 7' 8" (3.10m x 2.35m) Storage cupboard and double radiator.

BATHROOM

Suite in white comprising panel bath with overhead electric shower, low level w.c and wash hand basin. Tiled walls and spotlights.

SECOND LANDING

Double radiator, access to two bedrooms and shower room.

BEDROOM THREE

Double radiator, storage cupboard housing combi boiler.

STUDY

SHOWER ROOM

Suite in white comprising, shower cubicle with electric shower, low level w.c and wash hand basin. Extractor fan, double radiator and vinyl flooring.

EXTERNALLY

Yard to the rear and low maintenance gravelled area to the front.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.





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 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.



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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.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



