



**Venture**  
PROPERTIES

**18 St. Aidans Avenue, Framwellgate Moor, DH1 5BB**  
**£550 Per Calendar Month**



AVAILABLE MID DECEMBER 2019

Situated in a highly sought after location just off Framwellgate Moor front street, with the benefit of a large rear garden and off street parking, Venture Properties are delighted to offer to rent this spacious three bedroom semi detached detached house.

The accommodation comprises of an entrance hall, spacious living room with feature fireplace, fitted kitchen, rear lobby and ground floor WC. To the first floor there are two generous double bedrooms and a well proportioned single bedroom and a bathroom with white suite. Externally there is a garden to the front and driveway for off street parking and a large lawned garden with garage for storage.

St Aidans Avenue is located close to a wide range of local amenities and the University Hospital. It also has easy access to Durham City, with excellent public transport links. The A167 is also nearby, providing commuting links across the region.

Early viewing is highly recommended to avoid disappointment.

EPC RATING D

## GROUND FLOOR

### Entrance Hall

Entered via UPVC double glazed door. With a UPVC double glazed window to the front, stairs leading to the first floor, laminate flooring and a storage cupboard housing the combi gas central heating boiler and with a UPVC double glazed window to the front.

### Living Room

14'4" x 12'11"



Spacious reception room with a UPVC double glazed window to the rear, feature fireplace housing a gas fire, coving, laminate flooring and radiator.

### Kitchen

14'5" x 6'3"



Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven

and gas hob with extractor over, plumbing for a washing machine and fridge/freezer space.

### Rear Lobby

With a UPVC double glazed external door to the side and radiator.

### WC

With WC, hand wash basin and UPVC double glazed opaque window to the front.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window to the front, radiator and access to the loft.

### Bedroom One

12'7" x 10'11"



Generous double bedroom with a UPVC double glazed window to the rear, radiator and storage cupboard.

### Bedroom Two

11'0" x 7'10"



Double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Three

9'7" x 8'3"



Well proportioned with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

6'11" x 5'6"



Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having a radiator and UPVC double glazed opaque window to the side.

### EXTERNAL



To the front of the property is a lawned garden and driveway for off street parking, whilst to the rear is a large lawned garden with garage for storage.

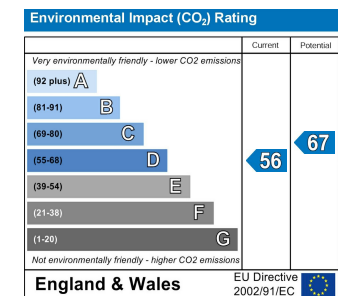
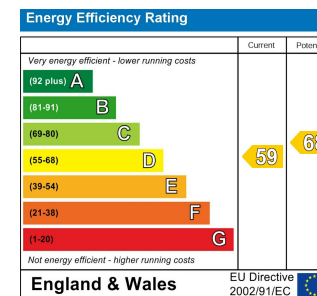


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