



Stuart Edwards
ESTATE AGENTS

109 MUSGRAVE GARDENS, GILESGATE, DURHAM, DH1 1PJ
TO LET £85 PER ROOM, PER WEEK
4 BEDROOM STUDENT PROPERTY

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AREA INFORMATION

Gilesgate is conveniently located approximately one and a half mile from Durham City Centre. Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Durham Gilesgate Sports College. Durham Gilesgate Sports College is also part of Durham Gilesgate Sixth Form Centre Located in The Sands in the centre of Durham. Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral. Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well know for is high achieving private and state schools as well as the world renowned Durham University.



FULL DESCRIPTION

Semi detached house situated in a convenient location, just 1 mile From Durham City Centre and having a wide range of amenities close by.

The living accommodation comprises: entrance hallway, lounge, dining room/4th bedroom, fitted kitchen and dining area. To the first floor: landing, a further 3 bedrooms and bathroom. Externally theres are gardens to the front and rear.

Benefiting from gas central heating and UPVC double glazing.

Available immediately on a furnished basis, viewings are recommended.

ENTRANCE

LOUNGE

18' 7" x 10' 2" (5.66m x 3.1m)

BEDROOM 4

11' 5" x 9' 7" (3.48m x 2.92m)

DINING AREA

8' 10" x 7' 9" (2.69m x 2.36m)

KITCHEN

10' 8" x 9' (3.25m x 2.74m)

LANDING

BEDROOM 1

14' 3" x 8' 9" (4.34m x 2.67m)

BEDROOM 2

10' 11" x 8' 10" (3.33m x 2.69m)

BEDROOM 3

9' 8" x 8' 8" (2.95m x 2.64m)

BATHROOM

EXTERNALLY

Gardens to the front and rear.

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.

VIEWING

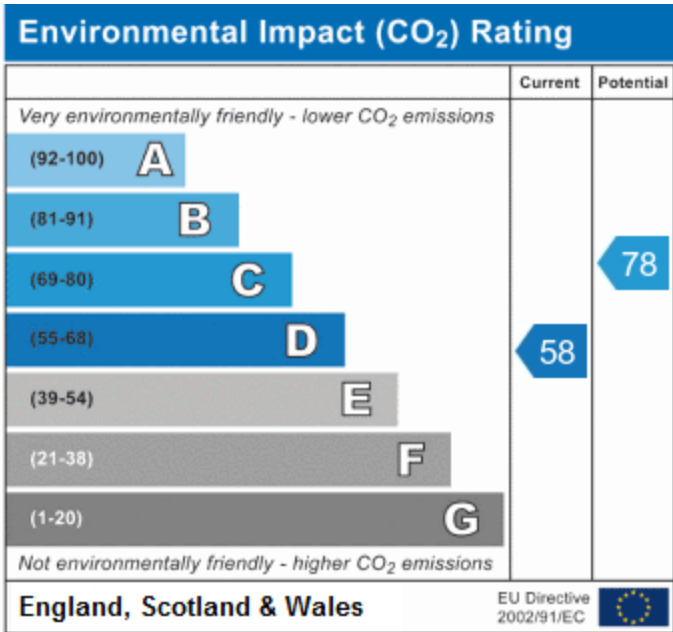
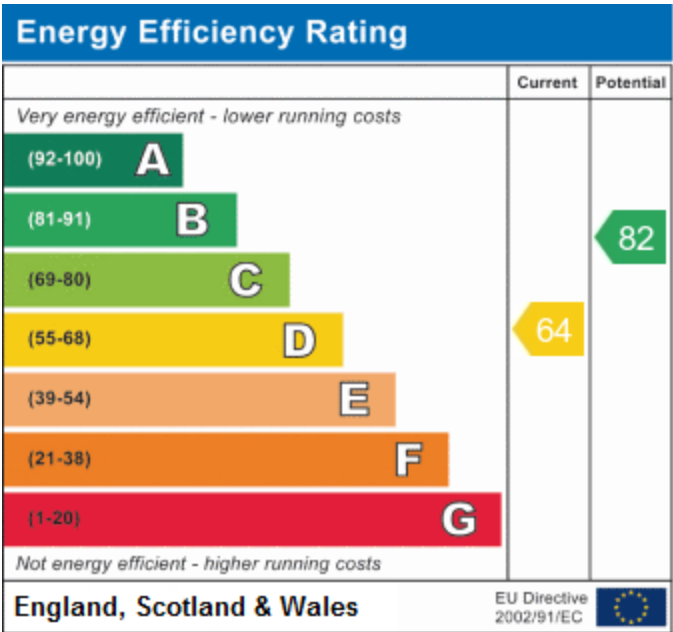
Contact Stuart Edwards Estate Agents for an appointment to view.

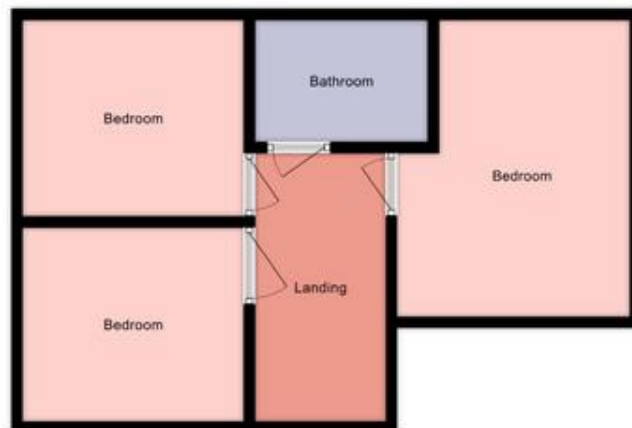
WEBSITE COVERAGE

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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.





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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