



Hastings Avenue, Merryoaks, DH1 3QQ  
3 Bed - House - Semi-Detached  
£750 Per Calendar Month

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\*\*\* FIRST MONTHS RENT FREE \*\*\*

Part Furnished \*\* Popular Location \*\* Walking Distance Into Durham City \*\* Close to major Road Links & University Buildings \*\* Catchment for Good Schooling \*\* Double Glazing & GCH \*\*

Internally the property briefly comprises: entrance hall, large inviting living room with upvc double glazed bay window, separate dining room and modern kitchen whilst to the first floor there are three good sized bedrooms, a bathroom and separate wc. Externally there are gardens to front, rear and side. A driveway provides off street car parking and a detached garage.

Hastings Avenue is superbly situated for good schools, amenities, recreational facilities, motoring links and is within walking distance into the historic Durham City centre. In our opinion the property should appeal to a wide variety of potential tenants, and we would strongly recommend an early internal inspection to fully appreciate the size and standard of accommodation on offer.

Specifications: Professionals or post graduate students. No smokers or dogs but other pets are considered.

Required Earnings: Tenants: £22,500 Guarantor (if required) £27,000

**Lounge**

13'8" x 12'3" (4.17 x 3.73)

**Dining room**

12'4" x 12'4" (3.76 x 3.76)

**Kitchen**

9'4" x 7'3" (2.84 x 2.21)

**Bedroom 1**

12'8" x 12'4" (3.86 x 3.76)

**Bedroom 2**

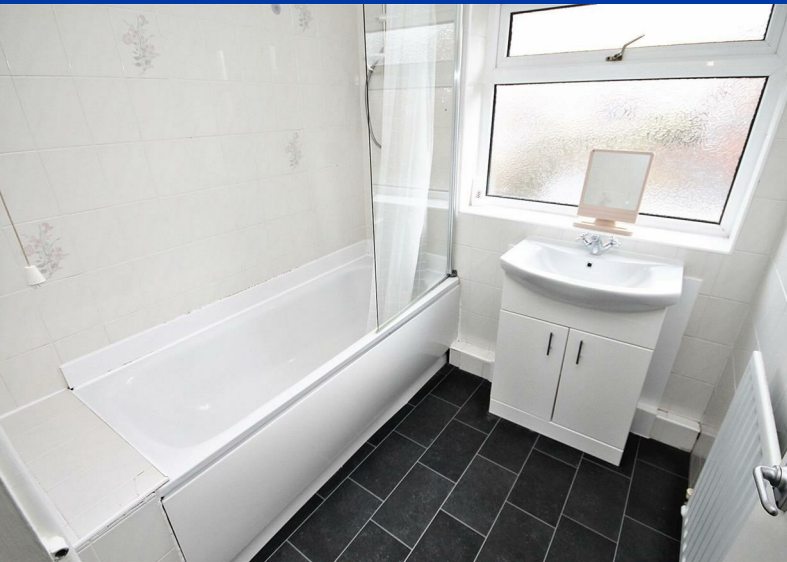
11'10" x 11'0" (3.61 x 3.35)

**Bedroom 3**

9'9" x 8'0" (2.97 x 2.44)

**New room**







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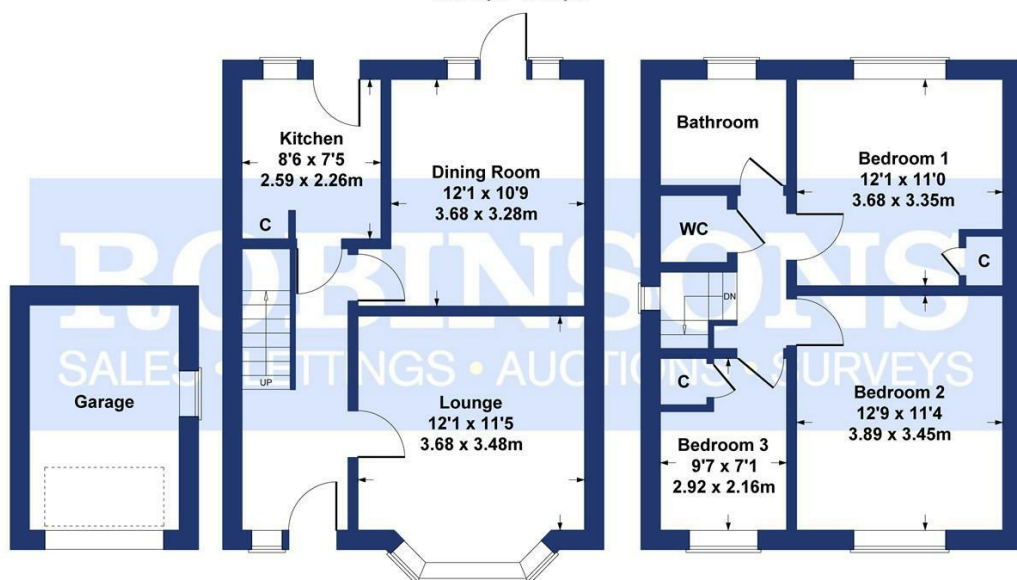
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Hastings Ave

Approximate Gross Internal Area  
885 sq ft - 82 sq m



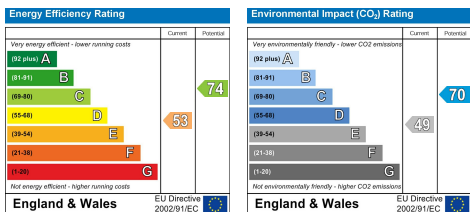
GROUND FLOOR

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. 2020



### DURHAM SALES & LETTINGS OFFICE

DURHAM CITY  
1 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000  
E: info@robinsonsls.co.uk

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11 Cheapside  
DH16 6QE

T: 01388 420444  
E: info@robinsonsspenny Moor.co.uk

### DARLINGTON

7 Duke Street  
DL3 7RX

T: 01325 484440  
E: info@robinsonsdarlington.co.uk

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26 Stokesley Road  
TS7 8DX

T: 01642 313666  
E: info@robinsonsmiddlesborough.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111  
E: info@robinsonsbishop.co.uk

### STOCKTON

21 Bishop Street  
TS18 1SY

T: 01642 607555  
E: info@robinsonstockton.co.uk

### REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY  
14 West Terrace  
DH6 4HP

T: 0191 383 9994 (option 2)  
T: 0191 383 9994 (option1) (Lettings)  
E: admin@robinsonslettings.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477  
E: info@robinsonscrook.co.uk

### EDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777  
E: info@robinsonsedgfield.co.uk

### HARTLEPOOL

106 York Road  
TS26 9DE

T: 01429 891100  
E: info@robinsonshartlepool.co.uk

### INGLEBY BARWICK

Barwick Lodge  
TS17 0RH

T: 01642 762944  
E: info@robinsonsbarkwick.co.uk

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