



Edward Terrace

New Brancepeth, Durham DH7 7EN

- NEWLY REFURBISHED MID-TERRACED HOME
 - LOUNGE & DINING ROOM
- NEWLY FITTED BATHROOM WITH BATH & ELECTRIC SHOWER
- NEW INTERNAL DOORS & FULL RE-DECORATION
 - GOOD ROAD LINKS TO A690, A167 & A1(M)
- 2 DOUBLE BEDROOMS
- MODERN NEW KITCHEN WITH INTEGRATED OVEN & HOB
 - ENCLOSED REAR YARD
- AVAILABLE IMMEDIATELY – UNFURNISHED
- EXCELLENT ACCESS TO DURHAM CITY (10 MINUTES)

£700 Per Month Per Month





FULL DESCRIPTION

This newly refurbished mid terraced home offers beautifully presented, modern accommodation and is available immediately on an unfurnished basis. The property has undergone a full programme of improvements, including a newly fitted kitchen, new bathroom suite, new internal doors, fresh décor throughout and new floor coverings, creating a clean, stylish and ready to move into home.

Accessed via a UPVC entrance door into a lounge with a feature fireplace, the ground floor flows through to a separate dining room and into the newly installed kitchen. The kitchen features a contemporary range of handleless wall and floor units with an integrated oven and hob. The bathroom has also been newly fitted, offering a stylish suite with both a bath and electric shower. Stairs from the dining room lead to the first floor landing and two newly carpeted double bedrooms. Externally, the property benefits from an enclosed rear yard. Further benefits include: gas central heating via a combi boiler with radiators to all rooms, UPVC double glazing.

This is exceptional rental accommodation sure to prove extremely popular due to its top quality presentation. Therefore early reservation is strongly recommended.

AREA INFORMATION

New Brancepeth is a village with everyday amenities close by. Nearby Ushaw Moor, Brandon, Langley Moor and Meadowfield offer an excellent range of shops, cafés, takeaways, supermarkets and essential services.

The property is well placed for families, with several schools easily accessible. New Brancepeth Primary School is within walking distance, while Silver Tree Primary School (Ushaw Moor) and Brandon Primary School are close by. Secondary education is available at Framwellgate School Durham, St Leonards, and Durham Johnston Comprehensive School, both reachable via local bus routes or a short drive. New College Durham is also easily accessed, making the location suitable for students and young professionals.

Transport links are excellent. The A690 provides quick access to Durham City, Crook and wider County Durham, while the A167 and A1(M) are easily reached for regional commuting. Regular bus services run through New Brancepeth, Ushaw Moor, Langley Moor and Meadowfield, offering direct connections to Durham City Centre, Durham Bus Station, New College Durham and key university sites. Durham City is approximately 10 minutes by car, providing shops, restaurants, leisure facilities and rail links.

The surrounding countryside offers attractive walking routes and green spaces, including access to the Deerness Valley Walk, ideal for tenants who enjoy outdoor activities. Meadowfield and Brandon also provide gyms, sports facilities and additional leisure options.

Overall, 12 Edward Terrace combines comfortable living with excellent access to amenities, schools and transport links across New Brancepeth, Ushaw Moor, Langley Moor and Meadowfield. Its convenient position and village setting make it a strong rental choice for a wide range of tenants.

LOUNGE

13'11" x 12'8"

UPVC double glazed entrance door leading to the lounge with feature fireplace, double radiator, dado rail, coved ceiling and doorway to the dining room.

DINING ROOM

12'7" x 8'7"

Double radiator, coved ceiling and stairs to the first floor landing.

KITCHEN

10'2" x 8'1"

Newly fitted range of handleless wall and floor units with wood effect laminate worktops, matching splashbacks and inset stainless steel sink and drainer unit with mixer tap. Integrated oven, ceramic hob and stainless steel extractor hood. Double radiator, plumbed for automatic washing machine and laminate flooring.

BATHROOM

8'1" x 5'0"

Newly fitted suite with close coupled wc, pedestal wash hand basin, panel bath with electric shower over and glass screen, double radiator, laminate flooring and decor panelled walls.

FIRST FLOOR LANDING

BEDROOM 1

12'9" x 10'9"

Double radiator.

BEDROOM 2

11'10" x 9'6"

Double radiator and built-in storage cupboard.

ENCLOSED REAR YARD

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4135-9921-3500-0357-4222>

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.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount. We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

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.



Council Tax Band: A
EPC Rating: D



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