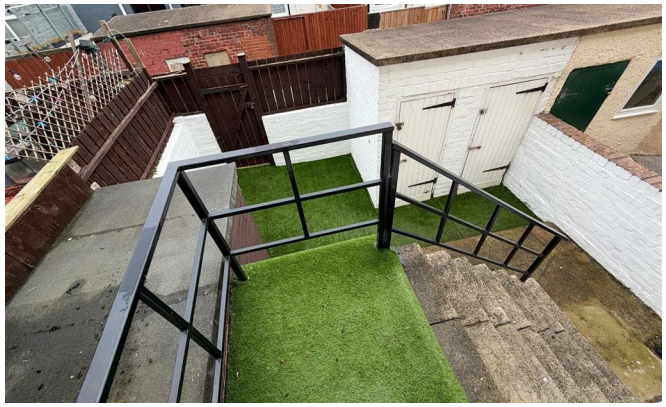
STUART EDWARDS







South View

Sherburn Hill, Durham DH

- WELL-PRESENTED THREE-BEDROOM MID-TERRACED HOME
- OPEN-PLAN KITCHEN/DINER
- ENCLOSED REAR YARD
- AVAILABLE FOR RENT AND READY FOR VIEWING
- REGULAR BUS SERVICES TO DURHAM, SUNDERLAND AND SURROUNDING AREAS
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE AND ELECTRIC FIRE
- BATHROOM WITH BATH & SHOWER
- UNFURNISHED
- EXCELLENT ROAD LINKS VIA A181, A690 AND A1(M)



£699 PCM

Council Tax Band: A
EPC Rating: D

FULL DESCRIPTION
A well presented three bedroom mid-terraced home in the heart of Sherburn Hill, offering spacious accommodation, gas central heating and double glazing throughout. Available immediately on an unfurnished basis.

The ground floor features an entrance hallway, a comfortable lounge with feature fireplace and electric fire, and an open-plan kitchen/diner fitted with a range of wall and floor units. Upstairs, there are three bedrooms and a bathroom. Externally, the property benefits from an enclosed rear yard.

Sherburn Hill is located just a 5 miles east of Durham City. The area offers a good range of everyday amenities including local shops, convenience stores, takeaways, a community centre and regular bus services connecting to Durham, Sunderland and surrounding villages. Nearby Sherburn Village and Belmont provide additional facilities such as supermarkets, cafés, medical services and leisure options.

Families benefit from access to well-regarded schools including Sherburn Primary School, St Mary's RC Primary and Belmont Community School for secondary education.

Excellent road links via the A181, A690 and A1(M) make commuting straightforward, with Durham City, the University, major employment hubs and regional routes all within easy reach.

A spacious home in a convenient village location, early viewing recommended.

UPVC ENTRANCE DOOR

LOUNGE
13'2" x 14'7"

KITCHEN/DINING ROOM
16'8" x 10'2"

FIRST FLOOR LANDING

BEDROOM 1
9'9" x 13'2"

BEDROOM 2
8'2" x 12'1"

BEDROOM 3
8'1" x 8'8"

BATHROOM
6'1" x 8'5"

REAR YARD

EPC.
EPC Rating - C
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0496-3062-9205-2166-0200

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 in 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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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.