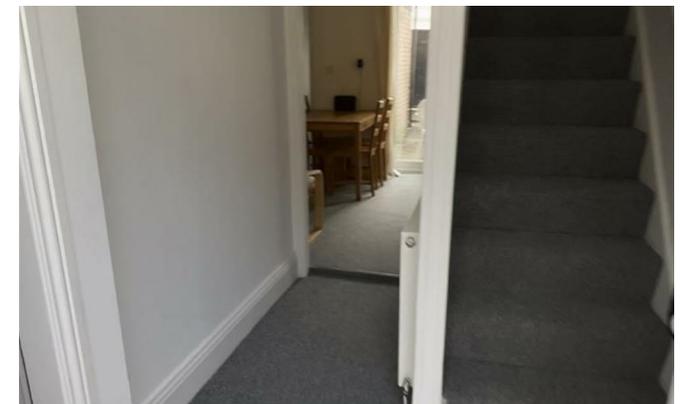


# STUART EDWARDS



## Mistletoe Street

Durham City, Durham DH1 4EP

- Prime City Location
- Lounge & Shower Room
- Furnished, Rear Yard
  - Viaduct
- £180 Per Room Per Week
- 4 Bedrooms Available
  - Modern Kitchen
- Student Accommodation
- Available Academic Year 2025/2026
- Exclusive Of Utilities

**£720 Per Week**

**Council Tax Band: Exempt**  
**EPC Rating: C**

**FULL DESCRIPTION**

STUDENT ACCOMMODATION AVAILABLE 2025/2026 SITUATED IN THE VIADUCT AREA OF DURHAM CITY. £180 PER ROOM, PER WEEK, EXCLUSIVE OF UTILITIES.

The living accommodation comprises: entrance hallway, fully equipped fitted modern kitchen with white goods, dining table, lounge, 1 ground floor bedroom and shower room. To the first floor there are 3 good sized bedrooms and shower room. Externally there is a rear yard. Benefiting from gas central heating via a combi boiler, UPVC double glazing and security alarm system.

This is prime City Centre student rental accommodation, in the highly regarded and much sought after Mistletoe Street. Well presented throughout, and currently having 4 rooms available, early viewings are strongly recommended.

**ENTRANCE**

Double radiator.

**LOUNGE/DINING ROOM**

14'0" x 9'9"

Double radiator, flat screen television, storage cupboard and UPVC double glazed French doors leading to the rear yard.

**SHOWER ROOM**

White suite comprising: low level wc, pedestal wash hand basin and corner shower cubicle with mains fed shower. Fully feature tiled walls and flooring, wall mounted central heating boiler and heated towel rail.

**KITCHEN**

10'9" x 6'2"

Modern range of white high gloss wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Freestanding fridge/freezer, dishwasher and automatic washing machine. Double radiator, feature tiled splashbacks, ceramic tiled flooring, spotlighting, UPVC double glazed rear entrance door and double radiator.

**BEDROOM**

9'10" x 8'2"

Bay window, double radiator.

**LANDING**

**BEDROOM**

6'9" x 10'8"

Double radiator.

**BEDROOM**

9'0" x 9'6"

Double radiator.

**BEDROOM**

5'10" x 10'6"

Storage cupboard, double radiator.

**EXTERNALLY**

Permit parking to the front and an enclosed yard to the 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 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.

