

# STUART EDWARDS

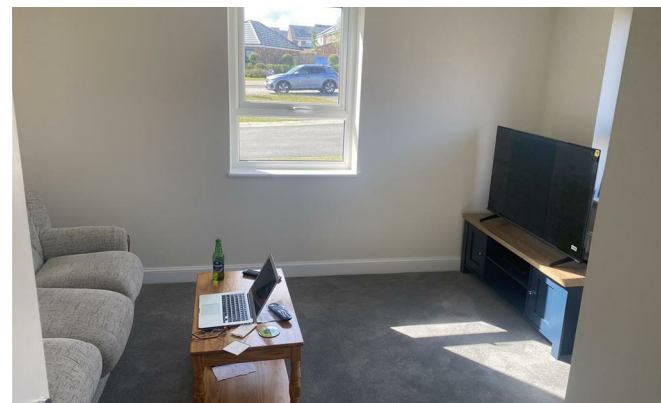


## Islington Drive

, Durham DH1 2FE

- NEW TO THE STUDENT RENTAL MARKET
  - ONLY 1 ROOM LEFT!
- COMMUNAL KITCHEN/DINING ROOM
  - REAR GARDEN
- NEWLY CONSTRUCTED TOWNHOUSE
  - COMMUNAL LOUNGE
- CLOAKROOM WC & SHARED BATHROOM
  - 1 MILE FROM DURHAM CITY

**£650 PCM**



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

**FULL DECSRIPTION**

STUDENT ACCOMODATION AVAILABLE 2025/2026!

ONLY 1 ROOM LEFT! £650PCM EACH INCLUSIVE OF BILLS.

New to the rental market this modern Townhouse has recently been constructed by Barratt Homes.

Neutrally decorated throughout the ground floor communal living space comprises, entrance hallway with with under stair storage cupboard, cloakroom/wc, communal lounge with seating and TV and newly fitted kitchen with appliances dining table and UPVC double glazed French doors accessing the garden.

Stairs from the hallway lead to the first floor landing and two available bedrooms which share a newly fitted bathroom.

Externally there's on street parking and an enclosed garden to the rear with laid lawn.

Benefiting from gas central heating and UPVC double glazing throughout.

Within 1 mile walking distance from Durham City Centre. Perfect for students studying at ST HILD/ST BEDE.

Situated on an excellent bus route and in close proximity to several major supermarkets, pubs, cafes and takeaways. Close by are enjoyable walks through the woods and to the riverbanks, giving good access to Graham Sports Centre, the Science Site and Bill Bryson Library.

This is excellent student accommodation, viewings are recommended.

**ENTRANCE HALLWAY**

Accessed via a composite entrance door.

**CLOAKROOM/WC**

4'10" x 6'9"

White close coupled wc, pedestal wash hand basin and radiator.

**COMMUNAL LOUNGE**

16'2" x 10'2"

Radiator, 3 seater sofa, coffee table, tv stand and Smart TV.

**KITCHEN/DINING ROOM**

16'1" x 10'2"

Modern newly fitted range of high gloss wall and floor units with laminate worktops, upstands and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel oven with gas hob and extractor above, dishwasher and free standing fridge/freezer. LVT flooring, radiator, wall mounted central heating boiler, dining table with 6 chairs and UPVC double glazed French doors accessing the garden.

**FIRST FLOOR LANDING**

**BEDROOM 2**

12'8" x 10'4"

Double bed, wardrobe, desk with chair and radiator.

**BEDROOM 3**

12'8" x 10'4"

Double bed, wardrobe, desk with chair and radiator.

**BATHROOM**

7'1" x 6'1"

Newly fitted suite comprising, close coupled wc, pedestal wash hand basin, panel bath , separate shower cubicle, radiator and extractor fan.

**Garden**

With laid lawn, paving and walled and fenced boundary.



1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

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.