



East Atherton Street, Viaduct Area, DH1 4DG
5 Bed - House - Terraced
£600,000

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East Atherton Street Viaduct Area, DH1 4DG

**** STUDENT INVESTMENT PROPERTY ** LET FOR 2025/2026 £44,200pa / £170pppw ** BILLS NOT INCLUDED ** PRIME CITY CENTRE LOCATION ** LICENCED HMO PROPERTY ** UPVC DOUBLE GLAZING & GCH ****

The property briefly comprises of; entrance hall, lounge, kitchen, two ground floor bedrooms and one bathroom with over bath shower. The first floor has two bedrooms and bathroom with over bath shower. The second floor has a further bedroom.

East Atherton Street enjoys an ideal location near the historic centre of Durham City, conveniently close to numerous University and College buildings. It is within easy walking distance of a wide array of shopping and leisure amenities, the railway station, and a selection of excellent primary and secondary schools. This location is also highly suitable for commuters, with the A(690) Durham to Sunderland Highway just a short drive away, offering quick access to the A1(M) Motorway.









Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

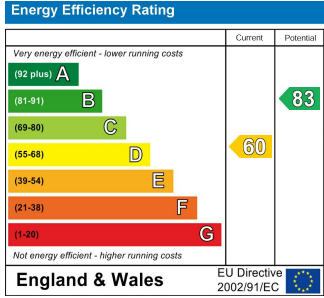
Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161pa

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

