



Baliol Square, Merryoaks, DH1 3QH
3 Bed - House - Semi-Detached
O.I.R.O £210,000

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**** THREE BEDROOMS ** POPULAR LOCATION CLOSE TO DURHAM CITY ** CURRENTLY RENTED £720PCM ** CLOSE PROXIMITY OF GOOD SCHOOLS AND MAJOR TRANSPORT LINKS ** DOUBLE GLAZING & GAS CENTRAL HEATING ** GARDENS ** EARLY VIEWING ADVISED ****

The property benefits from double glazing, gas central heating and has a floor plan that comprises: entrance hallway, comfortable lounge, separate dining room with patio doors to the rear garden and fitted kitchen. To the first floor there are three bedrooms, bathroom and separate wc.

Hastings Avenue is superbly situated for good schools, amenities, recreational facilities, motoring links and is within walking distance into the historic Durham City centre. In our opinion the property should appeal to a wide variety of potential buyers.

Council Tax Band C - Approx. £1959 PA
EPC Rating D

GROUND FLOOR

Hallway

Lounge

13'8 x 12'3 (4.17m x 3.73m)

Dining Room

12'4 x 12'4 (3.76m x 3.76m)

Kitchen

9'4 x 7'3 (2.84m x 2.21m)

FIRST FLOOR

Bedroom

12'8 x 12'4 (3.86m x 3.76m)

Bedroom

11'10 x 11'0 (3.61m x 3.35m)

Bedroom

9'9 x 8'0 (2.97m x 2.44m)

Bathroom

Separate WC



OUR SERVICES

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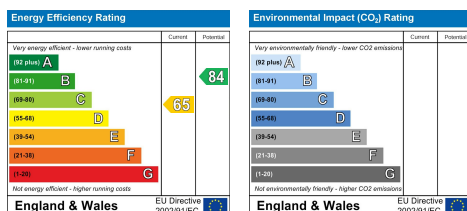
Surveys and EPCs

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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