



Sutton Street, Durham City, DH1 4BW  
7 Bed - House - Terraced  
£750,000

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# Sutton Street

## Durham City, DH1 4BW

**\*\* STUDENT INVESTMENT PROPERTY \*\* LET FOR 2025/2026 £60,060 / £165pppw \*\* PRIME CITY CENTRE LOCATION \*\* LICENCED HMO PROPERTY \*\* GCH \*\*BASEMENT STORE & POSSIBLE POTENTIAL \*\***

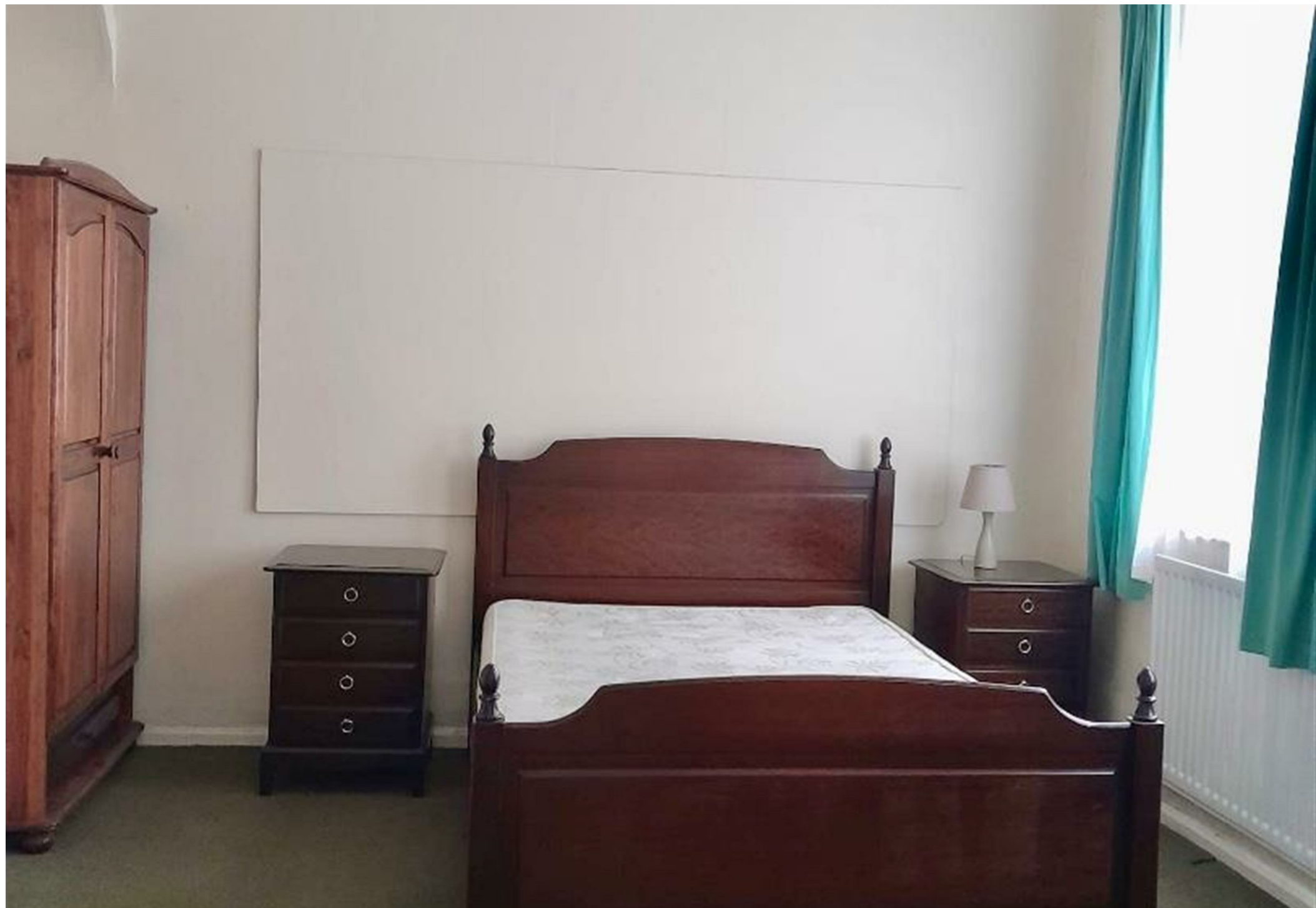
This spacious property features six generously sized double bedrooms and one single bedroom. The layout includes a modern open-plan kitchen/diner with an adjoining sitting area, as well as an additional cozy lounge located upstairs. The main bathroom is equipped with both a shower and a bathtub, complemented by a second separate shower room for added convenience. Additional amenities include a secure bike storage area, and parking permits are available for this property.

Sutton 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.

















#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: E

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



