



East Atherton Street, DH1 4DG

4 Bed - House

£450,000

ROBINSONS
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A well-presented 4-bedroom student property ideally located close to Durham University, offering a fantastic investment opportunity. The property features a comfortable living room, a fully fitted kitchen, a modern bathroom, and four generously sized bedrooms suitable for student living. To the rear, there is a private garden, perfect for relaxing or socialising. Conveniently situated near campus, local amenities, and transport links, this property is perfectly suited for student accommodation.

OUR SERVICES

Mortgage Advice

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | 85 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 42 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

DURHAM

1-3 Old Elvet
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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DURHAM REGIONAL HEAD OFFICE

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SEDFIELD

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WYNYARD

The Wynd
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T: 0174 064 5444

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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