



Archery Rise, Nevilles Cross, DH1 4LA
5 Bed - House - Detached
£1,600 Per Calendar Month

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EXCELLENT 5 BEDROOM DETACHED FAMILY HOME ** EXTENSIVE REFURBISHMENT, BOTH INDOORS AND OUTDOORS ** WITHIN SHORT WALKING DISTANCE OF CITY CENTRE ** ELEVATED POSITION AND SITS ON BIG PLOT ** EXCELLENT RANGE OF SHOPPING AND RECREATIONAL FACILITIES ** BARS & RESTAURANTS ** 3 RECEPTION ROOMS ** SHOWER ROOM & FAMILY BATHROOM ** GARDENS ON 3 SIDES ** SPACIOUS DOUBLE GARAGE & ADDITIONAL PARKING FOR A NUMBER OF VEHICLES ** VERY REASONABLY PRICED FOR A PROPERTY OF THIS SIZE IN A SOUGHT AFTER AREA OF DURHAM CITY **

Archery Rise is situated in the sought after area of Nevilles Cross, which lies within walking distance of the historic Durham City centre, where an excellent range of shopping, recreational facilities, bars and restaurants are available. Within walking distance of a number of well regarded schools, including St Margarets, Nevilles Cross, Durham Johnston School and Durham School. Occupying an elevated position within this popular development, this spacious family accommodation briefly comprises: entrance porch, entrance hall, lounge, conservatory, dining room, kitchen, five bedrooms, shower room/wc and a family bathroom/wc. Externally there are gardens on three sides, spacious double garage and driveway for additional parking. The A167 highway is close by providing good road links both North & South and Durham Railway Station is also within walking distance. Viewing is highly recommended to appreciate to size of this property. Viewings can be arranged via Robinsons Estate Agents Durham City office on 0191 3839994

Council Tax Band - E Annual Cost - £2836.21

EPC Rating - E

BOND £1,600 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additionally £25pcm for pet rent)

Required Earnings: Tenant Income - £59,400 Guarantor Income (If Required) - £64,400

UPPER GROUND FLOOR:

ENTRANCE PORCH

ENTRANCE HALL

SHOWER ROOM/WC

With shower cubicle with power shower, vanity wash hand basin, wc, fully tiled walls, tiled floor and heated towel rail.

LOUNGE

20'6" x 13'0" (6.25 x 3.96)

With feature stone fireplace, laminate floor, two radiators and patio doors to:

CONSERVATORY

12'4" x 11'6" (3.76 x 3.51)

With tiled floor and french doors to rear garden.

DINING ROOM

12'3" x 9'4" (3.73 x 2.84)

With radiator and laminate flooring.

KITCHEN

13'0" x 9'4" (3.96 x 2.84)

With fitted wall and base units, single drainer double bowl sink unit with waste disposal, gas and electric points, fully tiled walls, plumbing for automatic washing machine and recessed downlights.

BEDROOM 3

10'0" x 8'9" (3.05 x 2.67)

With radiator, built in cupboard and laminate flooring.

BEDROOM 4

10'0" x 8'9" (10'8'9")

With radiator and laminate flooring.

LOWER GROUND FLOOR:

HALLWAY

With built in cupboard.

BEDROOM 1

15'0" x 10'0" (4.57 x 3.05)

With radiator.

BEDROOM 2

10'0" x 8'9" (3.05 x 2.67)

With radiator and under stairs cupboard.

BEDROOM 5

8'9" x 8'0" (2.67 x 2.44)

With radiator.

BATHROOM/WC

7'10" x 6'9" (2.39 x 2.06)

A coloured suite comprising panelled bath with mains fed shower, pedestal wash hand basin, wc, radiator, extractor fan and fully tiled walls.

EXTERNALLY

Gardens on three sides. Driveway to front for additional off road parking. DOUBLE GARAGE 20'7 x 14'9 with light and power.

NOTES:

COUNCIL TAX BAND: E

ANNUAL COST: 2197

FREEHOLD

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2836.21

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.



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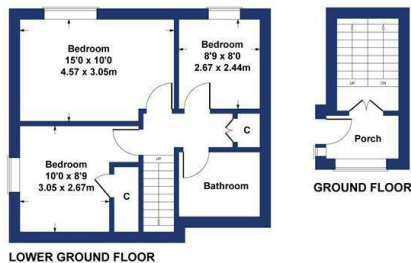
Property Auctions

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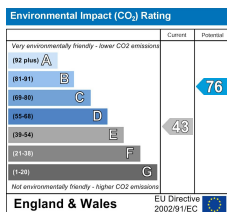
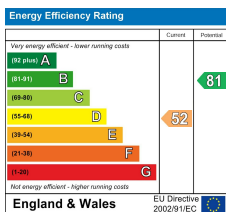
Strategic Marketing Plan

Dedicated Property Manager

Archery Rise
Approximate Gross Internal Area
1557 sq ft - 145 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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