



## 44 Caley Rise

Pity Me, Durham, DH1 5UN

**£1,350 Per Month**

Located in the desirable area of Caley Rise, Pity Me, this charming mid-link house offers a comfortable living space ideal for a couple or a new family. The property features a lounge, providing a welcoming area for relaxation and entertaining, a spacious, well-appointed kitchen/diner and convenient downstairs WC to the ground floor. With three well-proportioned bedrooms, including master with an en-suite shower room, this home caters to modern living needs.

Location is key, and this property does not disappoint. It boasts excellent access to the A167, making commuting to both the north and south straightforward. Additionally, The Arnison Centre shopping park is just around the corner, offering a variety of shops and amenities to meet your everyday needs.

This charming property presents a wonderful opportunity for those seeking a well-located home with essential features for contemporary living.

Please note, the property is offered un-furnished. All furniture shown in the photographs belongs to the current tenants.

### Viewing

Please contact our Frampton & Roebuck Office on 0191 383 2123 if you wish to arrange a viewing appointment for this property or require further information.

- 3 bedrooms
- En-suite to master bedroom
- Modern style throughout
- Close to schools and local shops
- Excellent transport links
- Viewing recommended



3



2



1



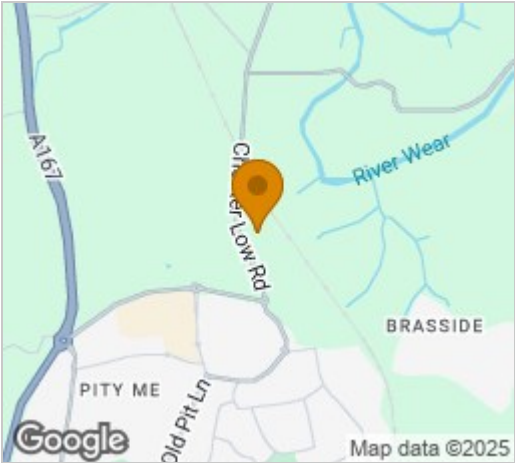
B



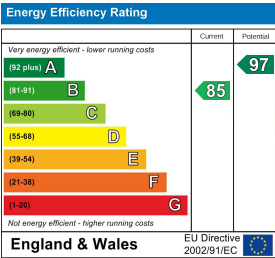
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.