

# ROBINSONS

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## 102 Bradford Crescent, Gilesgate, Durham, County Durham, DH1 1HW

Very Popular & Convenient Location \*\* Walking Distance to Durham City \*\* Good Local Amenities & Transport Links \*\* Gardens \*\*

The property benefits from UPVC double glazing and gas central heating. The floor plan briefly comprises: entrance hallway with staircase leading to the first floor, downstairs wc., lounge and fitted kitchen. To the first floor are three bedrooms, two of which are double in size and family bathroom with over bath shower. Externally there is a small front garden whilst to the rear is a well maintained garden which is mainly laid to lawn with patio area and brick store for additional storage.

Bradford Crescent is in the Gilesgate Moor / Belmont district of Durham and is best approached via the main A690 Durham to Sunderland Highway. This also offers access to the A1(M) Motorway Interchange providing excellent road links to both north and south. Local everyday shops, schools and other amenities are available within Gilesgate and Dragonville just round the corner with the city centre being approx. 1 mile away. Durham is also on the main line rail network with direct routes into London King's Cross, Edinburgh and Birmingham.

Required earnings: Tenants £17,850pa Guarantor (if required) £21,420pa

Specifications: Professionals only, pets considered (£25pcm pet rent), no smokers

- Three bedroom mid link
- UPVC double glazing
- Gas fired central heating
- Fitted kitchen with appliances
- Well maintained garden
- Patio area and brick store

**£625 Per Calendar Month**

