



The Avenue, Pity Me, DH1 5DY
3 Bed - House - Semi-Detached
£600 Per Calendar Month

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Unfurnished ** Popular Location ** Gardens & Possible Parking
** Double Glazing & GCH ** Good Local Amenities & Transport
Links **

The floor plan comprises: entrance hallway with stairs to the first floor, living room, kitchen, rear lobby and downstairs bathroom/wc. To the first floor there are three bedrooms and a WC. Externally there are fenced gardens to the front and rear, with possible parking to the front.

The Avenue is handily placed for access to local neighbourhood shops etc which are available within Front Street, Framwellgate Moor, as well as the nearby Arnison Retail Park. More comprehensive shopping and recreational facilities and amenities are available within Durham City which lies approximately 3 miles distant. Pity Me is also conveniently situated for access to the A(167) Highway which provides good road links to both North and South.

Specifications: Professionals only, No pets, No smokers.

Required earnings: Tennant income £18,000 Guarantor income £21,600



OUR SERVICES

Mortgage Advice

Conveyancing

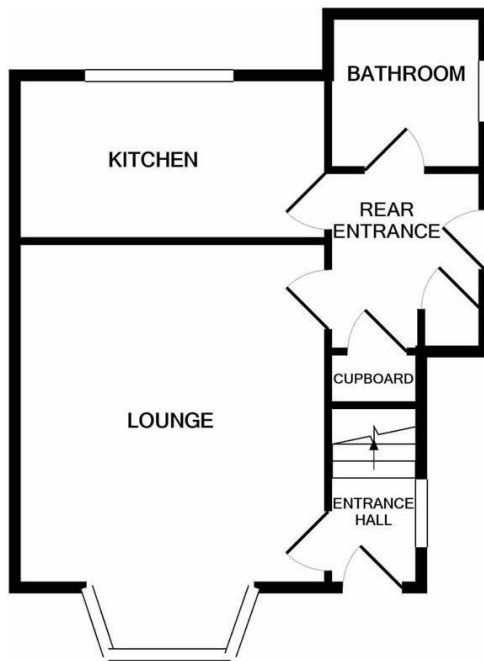
Surveys and EPCs

Property Auctions

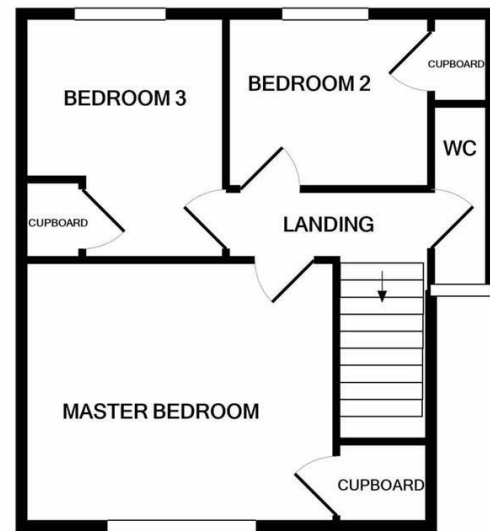
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(93-101)	B		
(85-89)	C		
(69-84)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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