

**Southfield Court, Durham, DH9 7BX**

**£675 pcm**



### **Features**

- Designated parking space
- Close proximity to local amenities
- Highly sought after location
- Must be seen to be appreciated

### **Full Description**

#### **Summary Description**

DH1 Lettings and Sales are delighted to welcome to the market this lovely two bed home. The home has a multitude of benefits, including a designated parking space, fully enclosed garden to the rear, and is located on one of the most highly sought after estates in the area. The home also benefits from being within close proximity to all local amenities, and benefits from excellent transport links. This wonderful home would make an ideal starter home for the first time buyer, but equally would present an excellent opportunity for an investment property, offering a good yield.

#### **Lounge** 2.34m x 3.84m

A well appointed living room which is ready to move straight into. French doors open out onto the fully enclosed rear garden, allowing plenty of natural light into the room, and further extending the living space the home provides. The dimensions of the room are pleasant, and does allow for a small bistro table set, should this be required.

#### **Kitchen** 1.84m x 3.62m

A well designed kitchen which provides an ample range of base and wall units. The contemporary units are enhanced by complimentary flooring and worktops, creating a stylish yet functional kitchen which reflects the style of the rest of the home. Also benefits from an integrated oven and gas hob, with extractor fan. Once again, a large window allows plenty of natural light into the room, making it feel bright and airy.

#### **Bedroom 1** 3.43m x 3.62m

A good sized Master bedroom which is ready to move straight into. A large window allows plenty of natural light into the room, further accentuating the feeling of space, and creating a calm and pleasant atmosphere.

#### **Bedroom 2**

A well appointed double second bedroom. The room is reflective of the rest of the home in that it is modern, has a lovely atmosphere, and can be moved straight into.

#### **Third bedroom**

A huge asset to any home, the property benefits from a third bedroom. The room allows the home to provide versatile living accommodation, as it can be used as a third bedroom, guest room, home office etc.

#### **Bathroom** 1.87m x 1.74m

A clean, well appointed bathroom which is stylish yet functional. Benefits from a modern over the bath shower - an essential amenity for any modern home.

### **Contact Us**

#### **DH1 Sales & Lettings**

4 Front Street Sacriston County Durham DH7 6LE

T: 0191 371 3313

E: [enquiries@dh1lettings.co.uk](mailto:enquiries@dh1lettings.co.uk)