



Leamside Way

Bowburn DH6 5FJ

£149,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Recently constructed semi detached house
- EPC RATING - B
- Ideal for those looking to downsize

- Two double bedrooms
- Open plan kitchen and dining room
- Ideally located for commuting

- Still under NHBC guarantee
- Fantastic starter home or Buy to let investment
- Ground floor WC

Venture properties are delighted to offer for sale with no chain involved, this two bedroom semi detached home built in the Alnwick house design, positioned on the highly desirable and newly constructed Millbeck Grange development. In immaculate condition and still under NHBC guarantee, the property would be perfect for first time buyers or those looking to downsize.

Occupying a pleasant position, the property has accommodation comprising of an entrance hallway with cloakroom/WC, spacious living room and impressive open plan kitchen and dining room which is perfect for modern living and has french doors opening to the rear garden. To the first floor there are two well proportioned double bedrooms, one with fitted wardrobes and a stylish modern bathroom. Externally there is a driveway for off street parking and an enclosed garden with two patio areas.

Leamside Close has excellent access to the A1(M) for commuting across the region and a range of local amenities available within walking distance.

GROUND FLOOR

Hall

Welcoming entrance hallway with stairs leading to the first floor and radiator.

Cloakroom/WC

Comprising of a WC, pedestal wash basin, tiled splashback, radiator and UPVC double glazed opaque window to the front.

Living Room

15'1" x 9'5" (4.61 x 2.89)

Spacious reception room with a UPVC double glazed window to the front, radiator and understairs storage cupboard.

Open Plan Living and Dining Room

12'8" x 8'2" (3.88 x 2.49)

FIRST FLOOR

Landing

With access to the loft and a radiator.

Bedroom One

12'8" x 8'6" (3.88 x 2.60)

Double bedroom with a UPVC double glazed window to the front, storage cupboard and a radiator.

Bedroom Two

12'8" x 8'2" (3.88 x 2.49)

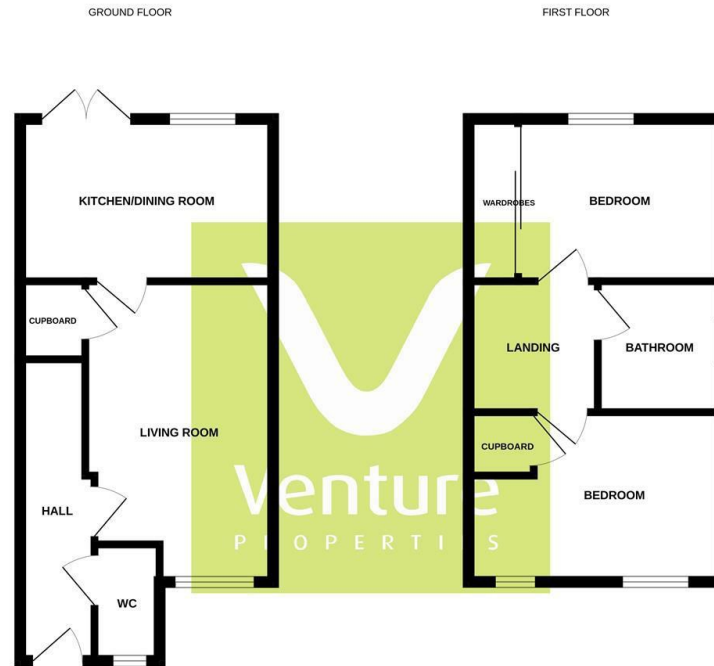
Further double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and a radiator.

Bathroom/WC

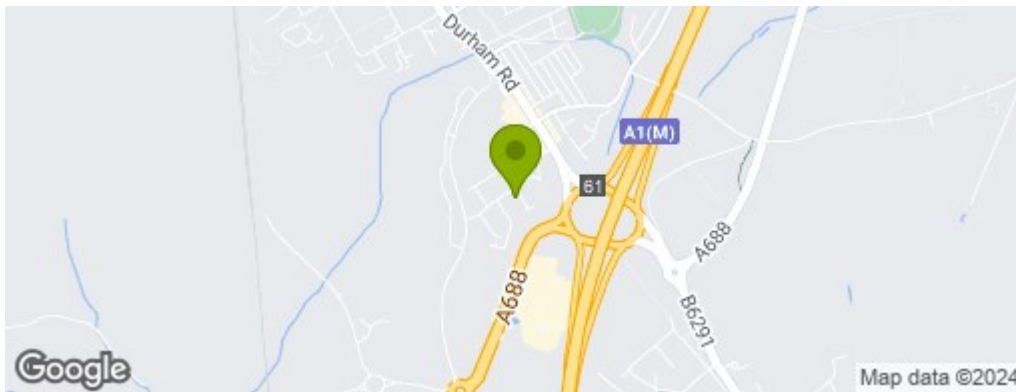
Fitted with a modern white suite comprising of a bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property is a driveway for off street parking, whilst to the rear is an enclosed garden with two extended patio areas, lawn and planted borders.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Information

EPC RATING - B TENURE - FREEHOLD COUNCIL TAX BAND - A

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