



## Henry Avenue

Bowburn DH6 5EL

Offers In The Region Of £175,000





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# Henry Avenue

Bowburn DH6 5EL



- Greatly extended
- EPC RATING - D
- Lots of potential

- Available with no chain involved
- Large garden
- Three bedrooms

- In need of some updating
- Garage and Driveway
- Easy access to Durham City and the A1(M)

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this greatly extended semi detached house with large rear garden and garage in the popular area of Bowburn. The property is within easy reach of Durham City, having superb public transport links and access to local amenities. The property has a flexible layout with the potential for one of the reception rooms to be used as a fourth bedroom, making it ideal for growing families and viewing is highly recommended.

In need of some updating, the property has a floor plan comprising of an entrance hallway, spacious living room with feature fireplace, dining room, conservatory, large family room, fitted kitchen, ground floor bathroom and rear lobby with utility room. To the first floor there are three well proportioned bedrooms and bathroom/WC. Externally there are good sized, enclosed gardens to the front and rear, as well as a garage and driveway for off street parking.

## GROUND FLOOR

### Entrance Hall

Welcoming hallway entered via UPVC double glazed door. Having stairs leading to the first floor and radiator.

### Living Room

15'5" x 11'10" (4.70 x 3.61)

Spacious reception room having a UPVC double glazed bay window to the front, a feature fireplace housing an electric fire, coving and radiator.

### Dining Room

12'8" x 9'8" (3.88 x 2.95)

Having a UPVC double glazed patio doors to the conservatory, coving and radiator.

### Conservatory

11'9" x 10'0" (3.60 x 3.07)

With UPVC double glazed windows and french doors opening to the rear garden.

### Kitchen

12'8" x 7'10" (3.87 x 2.40)

The kitchen is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over and fridge/freezer space. Further features include a UPVC double glazed window to the rear and understairs storage cupboard.

### Family Room

13'3" x 12'9" (4.04 x 3.91)

A flexible room which can be used to suit the needs of any buyer. It can be used as a reception room or as a ground floor bedroom.

### Lobby

Having a UPVC door to the rear garden and radiator.

### Utility Room

9'5" x 4'9" (2.89 x 1.47)

With a UPVC double glazed opaque window to the rear, plumbing for a washing machine, wall mounted combi gas central heating boiler and radiator.

### Ground Floor Bathroom

12'9" x 7'4" (3.89 x 2.26)

Comprising of a bath, shower cubicle, pedestal wash basin, WC, tiled walls, radiator and UPVC double glazed opaque windows to the front and side.

## FIRST FLOOR

## Landing

Having a radiator and access to the loft space.

### Bedroom One

12'9" x 10'8" (3.91 x 3.26)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes, coving and radiator.

### Bedroom Two

12'9" x 9'8" (3.89 x 2.96)

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

### Bedroom Three

9'9" x 8'4" (2.98 x 2.55)

Further well proportioned bedroom with a UPVC double glazed window to the front, coving, radiator and overstairs cupboard.

### Family Bathroom/WC

7'0" x 6'4" (2.14 x 1.94)

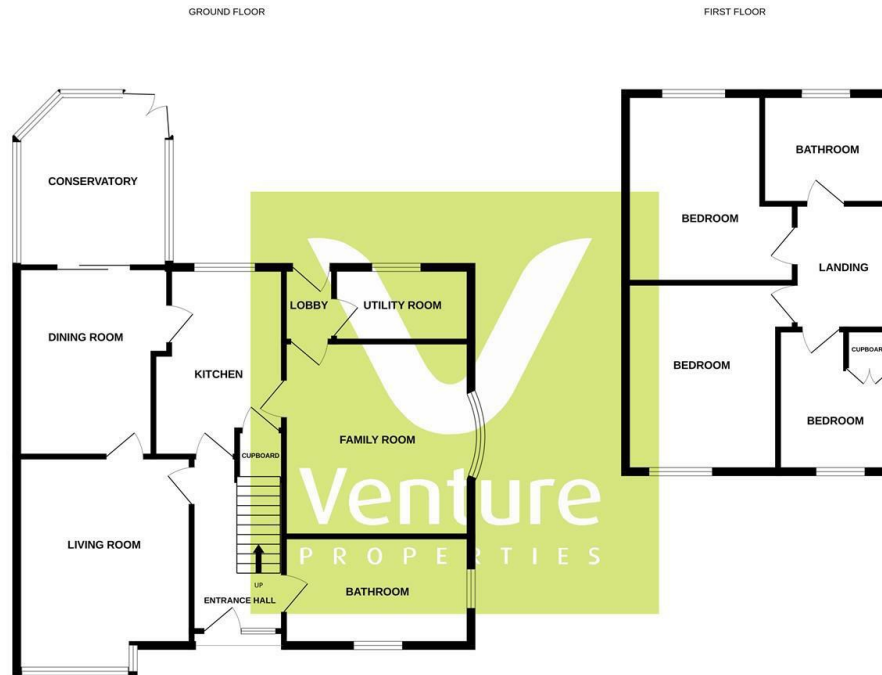
Comprising of a panelled bath with hand held mixer, a cubicle with electric shower, WC and wash basin. Having tiled splashbacks and UPVC double glazed opaque window to the rear.

## EXTERNAL

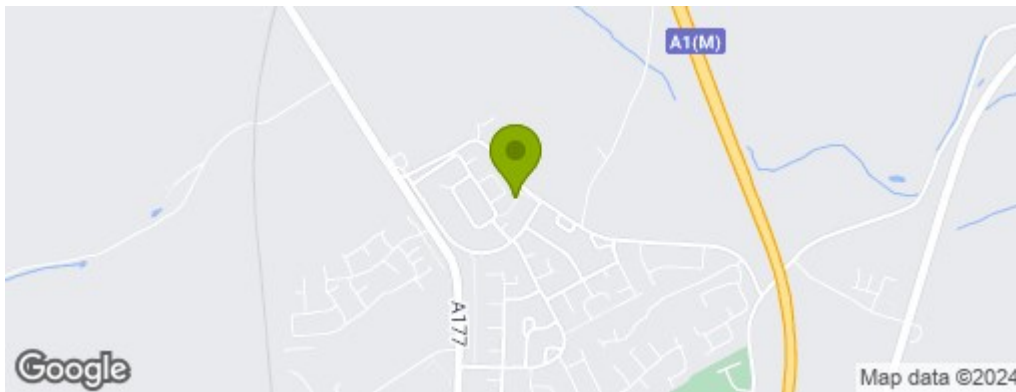
The property enjoys a good sized plot with an enclosed garden to the front and a large garden to the rear with lawn and patio.

## Garage

A single garage with up and over door situated in a block at the bottom of the rear garden with additional driveway parking.



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. Made with Metropix ©2024.



## Property Information

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

**0191 3729797**

4 New Elvet, Durham City, County Durham, DH1 3AQ  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)