



Henry Avenue

Bowburn DH6 5EN

Offers In The Region Of £169,950





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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Henry Avenue

Bowburn DH6 5EN



- Available with no onward chain
- EPC RATING - C
- Beautiful master bedroom suite

- Open views to the front
- Fully integrated kitchen
- Easy access to Durham City

- Three well proportioned bedrooms
- Larger than average gardens
- Close to the A1(M) for commuting

Situated in a highly sought after position with open views to the front, this impressive semi detached townhouse offers three double bedrooms and a larger than average rear garden, all of which must be seen to be appreciated.

Providing generous and well presented accommodation spread over three floors, the floor plan comprises to the ground floor of an entrance hallway with cloakroom/WC, open plan kitchen/dining which is perfect for entertaining and is fitted with a comprehensive range of units having integrated appliances, as well as the light and airy living room with french doors opening in to the rear garden. To the first floor there are two well proportioned bedrooms and bathroom fitted with attractive white suite. There is also a study area which has stairs leading to the impressive master bedroom suite on the second floor with built in wardrobes and en-suite shower room. Externally there is a front garden and block paved double length driveway leading to garage, whilst to the rear is a larger than average, fully enclosed lawned garden.

Henry Avenue is within 3 miles of Durham City centre and also has excellent access to the A1(M) for commuting across the region. There is an open aspect to the front and local amenities available within walking distance.

GROUND FLOOR

Entrance Hall

Having stairs leading to first floor and radiator. With doors to the cloakroom/WC and kitchen.

Cloakroom/WC

With WC, wash hand basin, radiator and extractor.

Open Plan Kitchen & Dining Room

13'8" x 11'5" (4.17 x 3.50)

Fitted with a comprehensive range of wall and base units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in stainless steel double electric oven, stainless steel gas hob with extractor fan over and a range of integrated appliances including a dishwasher, washer/dryer, fridge and freezer. Having a UPVC double glazed window to the front, recessed

spotlighting, tiled splashbacks and unit housed wall mounted gas central heating boiler. There is ample space for a dining table and chairs making the room a sociable space, perfect for modern family living.

Living Room

14'7" x 11'2" (4.45 x 3.42)

Spacious living room with UPVC double glazed french doors opening in to the rear garden, feature fireplace housing an electric fire, understairs storage cupboard and radiator.

FIRST FLOOR

Landing

With radiator.

Bedroom Two

14'7" x 9'4" (4.45 x 2.85)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

9'11" x 8'0" (3.02m x 2.44m)

Well proportioned bedroom with a double glazed window to the front and radiator.

Family Bathroom

7'11" x 5'5" (2.43 x 1.67)

Fitted with a modern white suite comprising of a panelled bath, WC and and pedestal wash basin. Having tiled splashbacks, radiator, extractor and UPVC double glazed opaque window to the side.

Study

6'4" x 6'3" (1.94 x 1.93)

With double glazed window to the front, radiator and stairs leading to second floor.

SECOND FLOOR

Master Bedroom

17'0" in robes x 14'6" (5.20 in robes x 4.43)

Most impressive master bedroom suite with a dormer window to the front, TV aerial point, loft access, built in double wardrobes with sliding doors and radiator.

En-suite Shower Room

7'7" x 5'9" (2.33 x 1.77)

Fitted with a modern white suite comprising of a cubicle with electric shower, pedestal wash basin and WC with tiled splash backs. Having a velux window, eaves storage and radiator.

EXTERNAL

To the front of the property is a lawned garden and double length block paved driveway for off street parking leading to the garage.

To the rear is a larger than average, completely enclosed lawned garden which is perfect for children. It has a cold water tap and access to the garage.

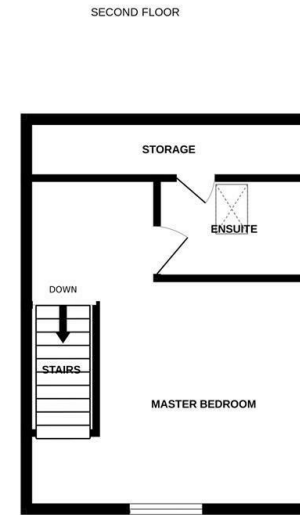
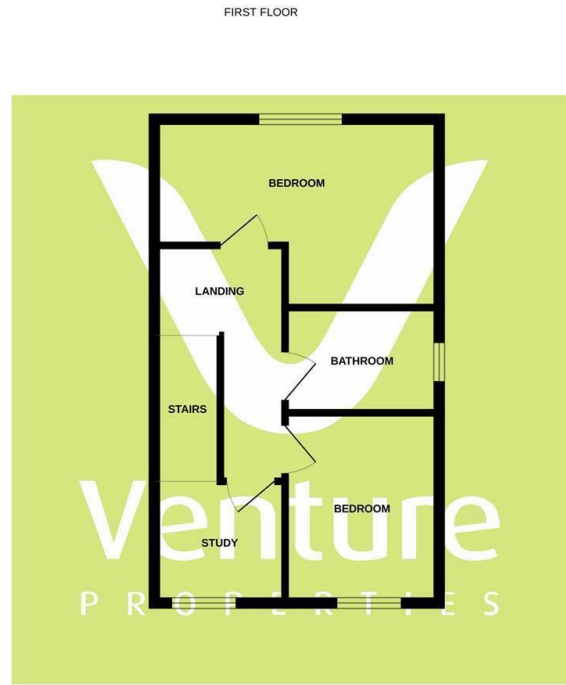
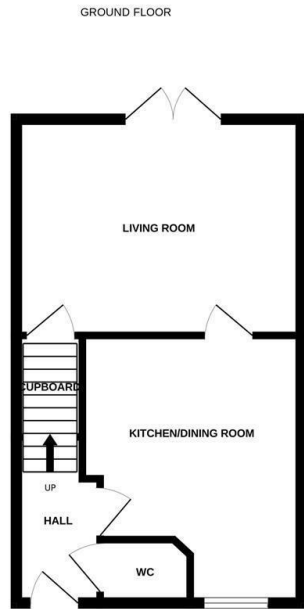
GARAGE

17'2" x 9'0" (5.24 x 2.76)

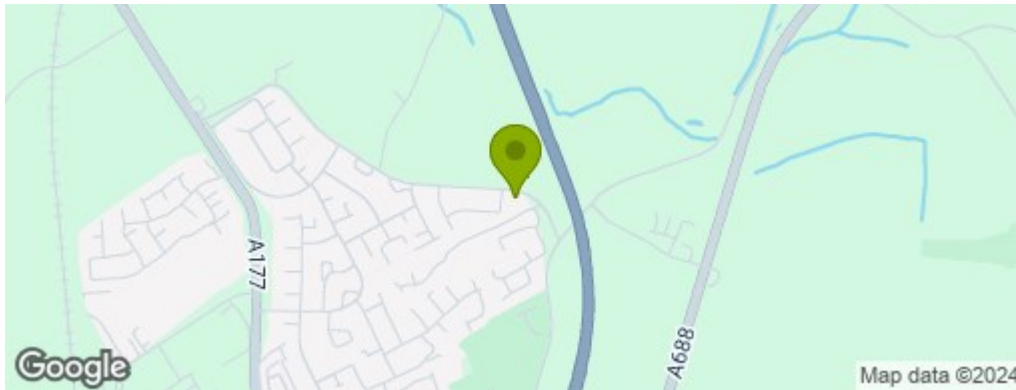
Having an up and over door, power and lighting. With door leading to the rear garden.

DISCLAIMER

Please know, the photos on the advert were taken before the current tenant moved in.



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 - C FREEHOLD COUNCIL TAX BAND - C

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