



William Street

Bowburn DH6 5DY

£70,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- No chain involved
- EPC RATING - D
- Easy access to Durham City

- In need of modernisation
- Two double bedrooms
- Close to the A1(M) and Integra 61

- Lots of potential
- Much sought after location
- Perfect investment opportunity

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Available with the benefit of no onward chain, Venture Properties are delighted to offer the opportunity to purchase this semi detached house offering two double bedrooms, in a rarely available location overlooking a communal green.

The floor plan comprises of an entrance hallway, large double aspect living and dining room with a feature fireplace, kitchen and side lobby. To the first floor there are two generous double bedrooms and bathroom/WC. Externally there is a generous, enclosed rear garden.

The property is situated in a sought after location in Bowburn, within walking distance to local amenities. There are excellent public transport and road links to Durham and the A1(M).

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

With stairs leading to the first floor, radiator and window to the side.

Open Plan Living and Dining Room

18'6" x 11'0" (5.65 x 3.36)

Spacious open plan reception room with windows to the front and rear, feature fireplace housing an electric fire and two radiators.

Kitchen

9'3" x 8'3" (2.82 x 2.53)

Fitted with a range of units having contrasting worktops and a breakfast bar. Having a stainless steel sink and drainer unit, electric cooker point with extractor over, plumbing for a washing machine, storage cupboard, laminate flooring, window to the rear and door to the lobby.

Lobby

With external doors to the front and rear and two storage sheds.

FIRST FLOOR

Landing

With a window to the side and two storage cupboards.

Bedroom One

14'4" x 8'5" (4.38 x 2.57)

Generous double bedroom with a window to the front, radiator and built in wardrobe.

Bedroom Two

11'2" x 9'10" (3.41 x 3.00)

Further double bedroom with a window to the rear, radiator and cupboard housing the gas central heating boiler and water tank.

Bathroom/WC

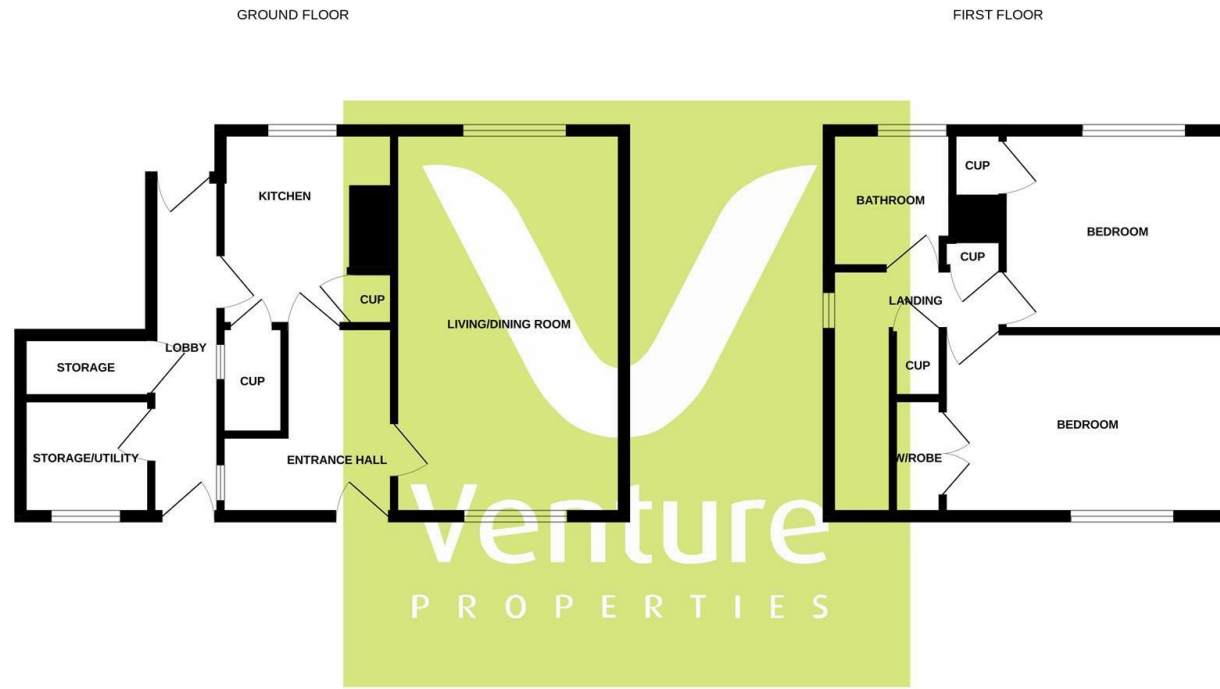
6'7" x 6'2" (2.01 x 1.89)

Comprising of a bath with electric shower over, pedestal wash basin, WC, radiator and opaque window to the rear.

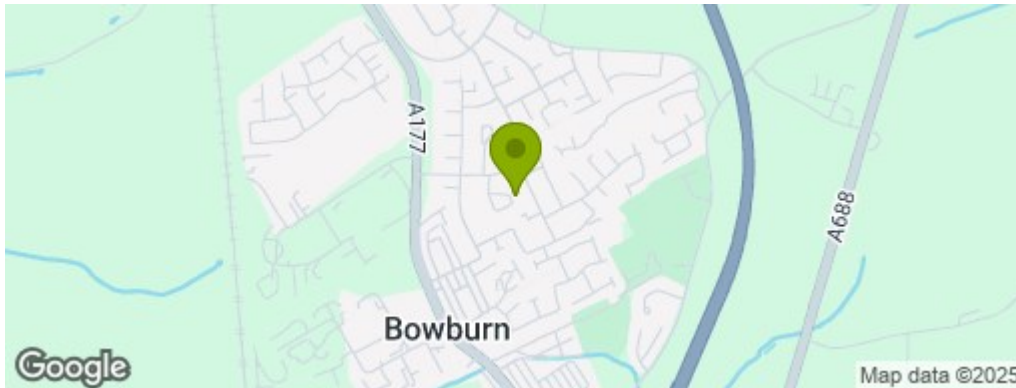
EXTERNAL

To the rear of the property is a generous, enclosed garden.

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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 - D. : TENURE - FREEHOLD. : COUNCIL TAX BAND - A

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