

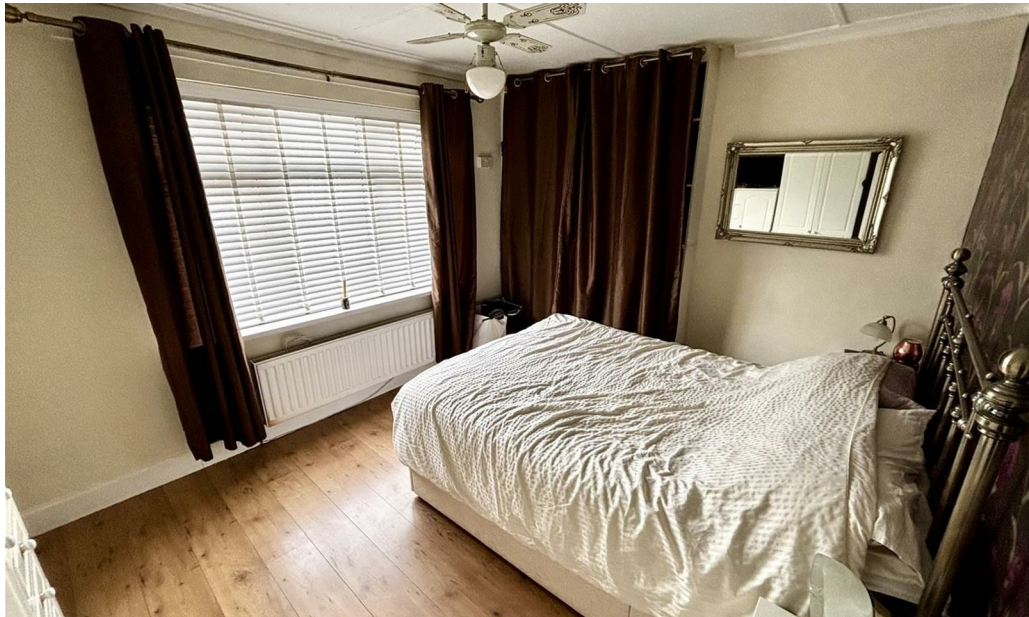


Bow Street

Bowburn DH6 5AL

Offers In The Region Of £85,000





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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Bow Street

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- Much improved
- EPC RATING - C
- Re-roofed around 3 years ago

- Two double bedrooms
- Close to public transport links and the A1(M) for commuting
- Living room with stove

- Popular location
- Triple glazing to the front of the property
- Refitted kitchen and bathroom

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Well presented and offering well proportioned living accommodation with many upgraded features, Venture Properties are delighted to offer for sale this mid terraced house with two double bedrooms. The vendors have greatly improved the property to include triple glazing to the front, a new roof approximately 3 years ago, cavity wall and upgraded loft insulation.

The floor plan comprises of an entrance hall leading in to the spacious living room with feature fireplace housing a stove, a modern refitted kitchen with integrated appliances and lobby with access to the rear yard. To the first floor there are two generous double bedrooms and bathroom/WC. Externally there is a well maintained yard and useful brick built shed.

The property is close to a community green, local amenities and bus stop. There is easy access to Durham City and also to the A1(M) for commuting.

GROUND FLOOR

Hall

Entered via composite door. With stairs leading to the first floor and internal door to the living room.

Living Room

14'6" x 13'11" (4.44 x 4.25)

Spacious reception room with a UPVC triple glazed window to the front, feature fireplace housing a stove, wood flooring, radiator and understairs cupboard.

Kitchen

17'11" x 8'11" (5.47 x 2.72)

Refitted with a modern range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in double oven and hob with stainless steel extractor over, an integrated fridge, freezer, dishwasher, microwave oven and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear and radiator.

Rear Lobby

6'10" x 6'3" (2.10 x 1.91)

With access to the rear garden and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

14'11" x 10'4" (4.55 x 3.17)

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

Bedroom Two

12'7" x 8'11" (3.84 x 2.72)

Further double bedroom with a UPVC double glazed window to the rear, laminate flooring and wardrobe housing the gas central heating boiler.

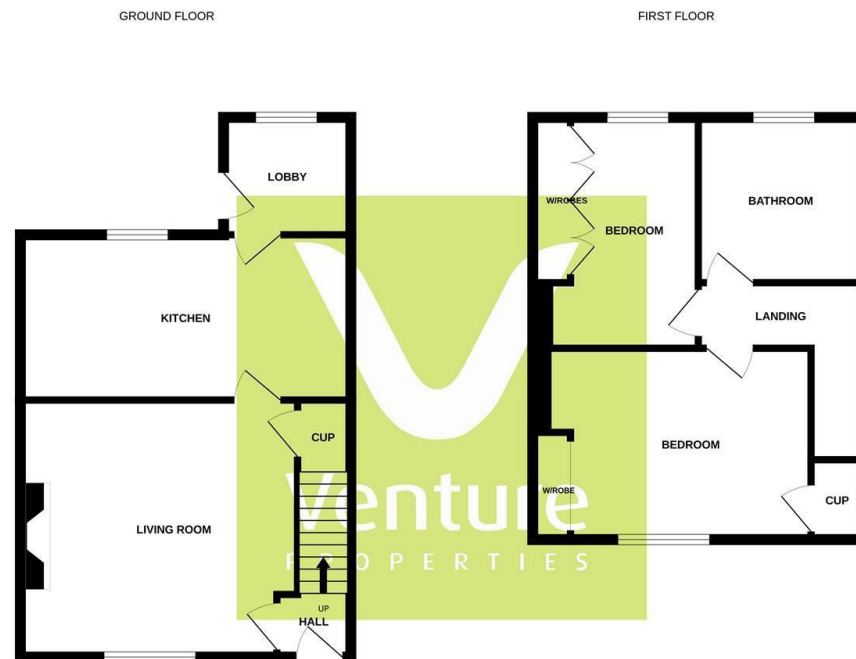
Bathroom/WC

8'11" x 8'10" (2.72 x 2.70)

Fitted with a white suite comprising of a panelled bath with electric shower over, cubicle with mains fed shower, hand wash basin and WC inset to a vanity unit. Having a heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

To the rear of the property is an enclosed yard with brick built shed having power.



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 : TENURE - FREEHOLD : COUNCIL TAX BAND - A

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