



Grange Way

Bowburn DH6 5PL

Offers In The Region Of £115,500





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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Grange Way

Bowburn DH6 5PL



- Affordable housing - Available to FTBs only
- EPC RATING - B
- Good road links and close to the A1(M)

- Three double bedrooms
- Sought after estate
- Double driveway

- Master bedroom with ensuite
- Easy access to Durham City
- Enclosed garden

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Venture Properties are delighted to offer the chance to purchase this modern, three bedroom townhouse, on a sought after modern development within Bowburn. The property is located only 3 miles from Durham City centre and close to the A1(M) interchange for commuting across the region.

The well presented accommodation comprises of an entrance vestibule, living room, inner hall with cloakroom/WC and open plan kitchen/dining room to the ground floor. To the first floor are two good sized double bedrooms and family bathroom, whilst to the second floor is a large master bedroom with ensuite shower room. Externally there is a double driveway to the front for off street parking and an enclosed garden to the rear.

The property is advertised as affordable housing via Durham County Council for first time buyers and can only be sold at 70% of the full market value as a maximum.

GROUND FLOOR

Entrance Vestibule

Entered via composite door. Having laminate flooring, a radiator and internal door to the living room.

Living Room

15'1" x 11'9" (4.60 x 3.60)

Having a UPVC double glazed window to the front, radiator, TV and telephone points and understairs storage cupboard.

Inner Hall

Having stairs leading to the first floor. With laminate flooring and doors to the WC and kitchen/dining room.

Cloakroom/WC

With WC, hand wash basin, laminate flooring and radiator.

Kitchen/Dining Room

11'9" x 8'10" (3.60 x 2.70)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over, plumbing for a washing machine and dishwasher. Further features include a UPVC double glazed window to the rear, UPVC double glazed french doors to the rear garden, laminate flooring, radiator and cupboard housing the gas central heating boiler.

FIRST FLOOR

Landing

With stairs leading to the second floor and radiator.

Bedroom Two

11'9" x 8'10" (3.60 x 2.70)

Generous double bedroom with two UPVC double glazed windows to the front and radiator.

Bedroom Three

11'9" x 8'10" (3.60 x 2.70)

Further well proportioned double bedroom with a UPVC double glazed window to the rear, built in wardrobe and radiator.

Family Bathroom/WC

7'10" x 5'6" (2.40 x 1.70)

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

SECOND FLOOR

Landing

With a useful storage cupboard.

Master Bedroom

17'0" x 8'10" (5.20 x 2.70)

Large double bedroom with a UPVC double glazed dormer window to the front, radiator and access to the loft.

Ensuite Shower Room

11'9" x 5'2" (3.60 x 1.60)

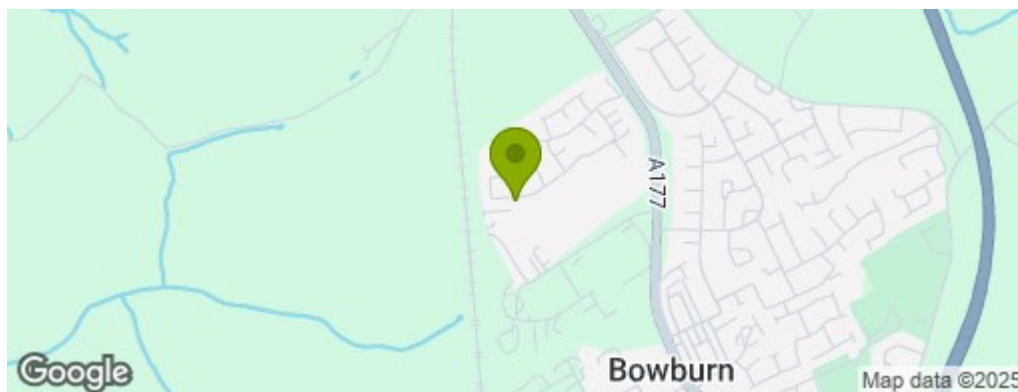
Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, radiator and velux window.

EXTERNAL

To the front of the property is a double driveway for off street parking, whilst to the rear is an enclosed lawned garden with patio area.



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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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