



David Terrace

Bowburn DH6 5EF

Offers In The Region Of £134,950





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



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- Cul de sac location
- EPC RATING - C
- Close to the A1(M) for commuting

- Three well proportioned bedrooms
- Driveway for off street parking
- Regular public transport links

- Good sized garden
- Easy access to Durham
- Ground floor WC

Situated in a cul de sac location in Bowburn, Venture Properties have pleasure in offering for sale this spacious semi-detached property with three good sized bedrooms. Having gas fired central heating and UPVC double glazing, it provides accommodation comprising of an entrance porch and hall, cloakroom/wc, double aspect living and dining room with feature fireplace and a large kitchen. To the first floor there are three good sized bedrooms, all with built in storage and a bathroom/wc with a white suite. Externally there is a garden and driveway to the front, whilst to the rear is a good sized enclosed garden.

David Terrace is situated close to the lovely Bowburn Hall and local amenities, as well as being around 3 miles from Durham City centre. Bowburn is also ideally placed for commuting purposes as it lies close to the A1(M) Motorway Interchange which offers good road links to both North and South.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch

Entered via a UPVC double glazed door with laminate flooring and internal door to the hall.

Hall

Having stairs leading to the first floor, under stair storage and radiator.

WC

Having a UPVC double glazed opaque window to the front and WC.

Open Plan Living and Dining Room

15'1" x 11'11" (4.61 x 3.64)

Spacious open plan living and dining room with a UPVC double glazed window to the front and rear, a feature fireplace and two radiators.

Kitchen

13'8" x 7'4" (4.17 x 2.26)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap and space for cooker and washing machine. Having a UPVC double glazed window to the rear, external door to the side and radiator.

FIRST FLOOR

Landing

With a UPVC double glazed window to the rear and loft hatch.

Bedroom One

12'0" x 10'11" (3.67 x 3.34)

Generous double bedroom with a UPVC double glazed window to the front, radiator and two storage cupboards with one housing the gas central heating boiler.

Bedroom Two

11'6" x 8'9" (3.51 x 2.68)

Further double bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom Three

8'11" x 7'3" (2.73 x 2.21)

Further well proportioned bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

Bathroom/WC

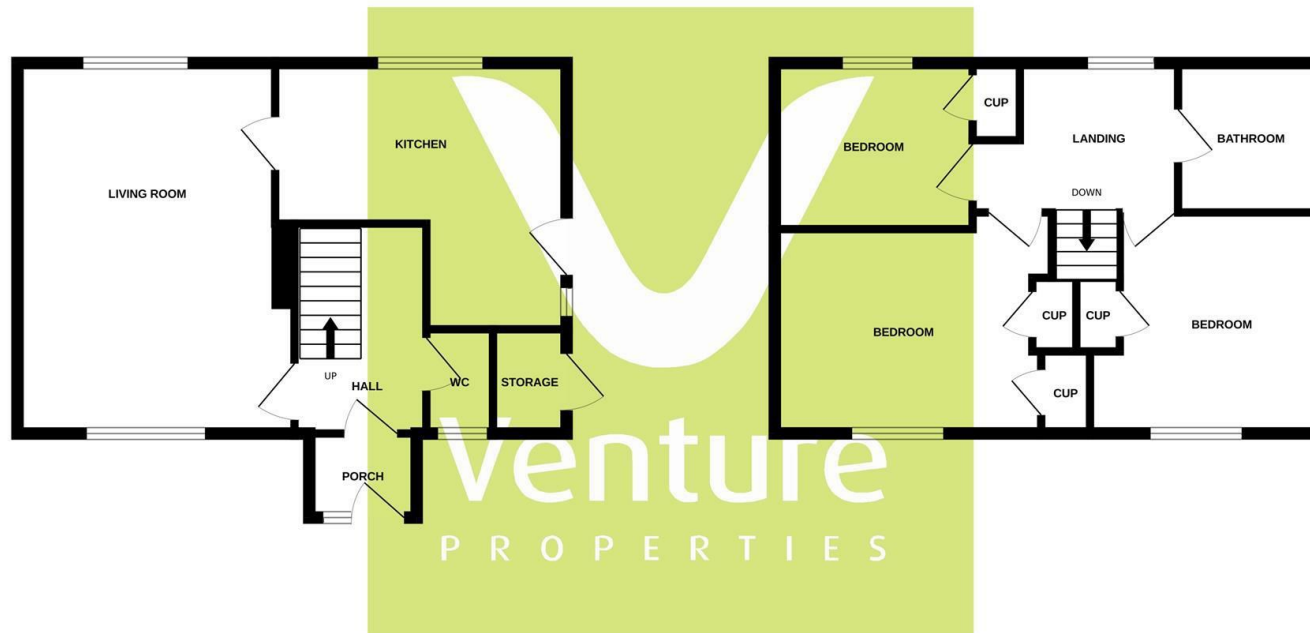
9'2" x 5'10" (2.80 x 1.79)

Fitted bathroom comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC and UPVC double glazed opaque window to the side.

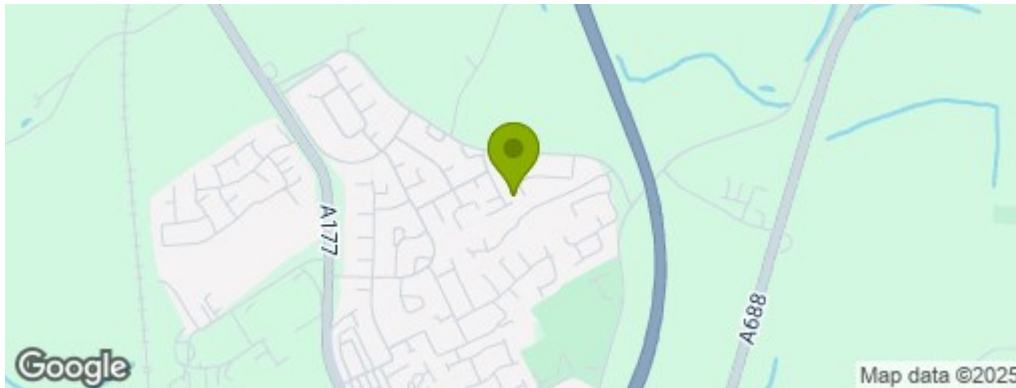
EXTERNAL

To the rear of the property is a good sized, enclosed garden with a further smaller garden to the front with a driveway for off street parking.

GROUND FLOOR



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 1800 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade TBC

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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