

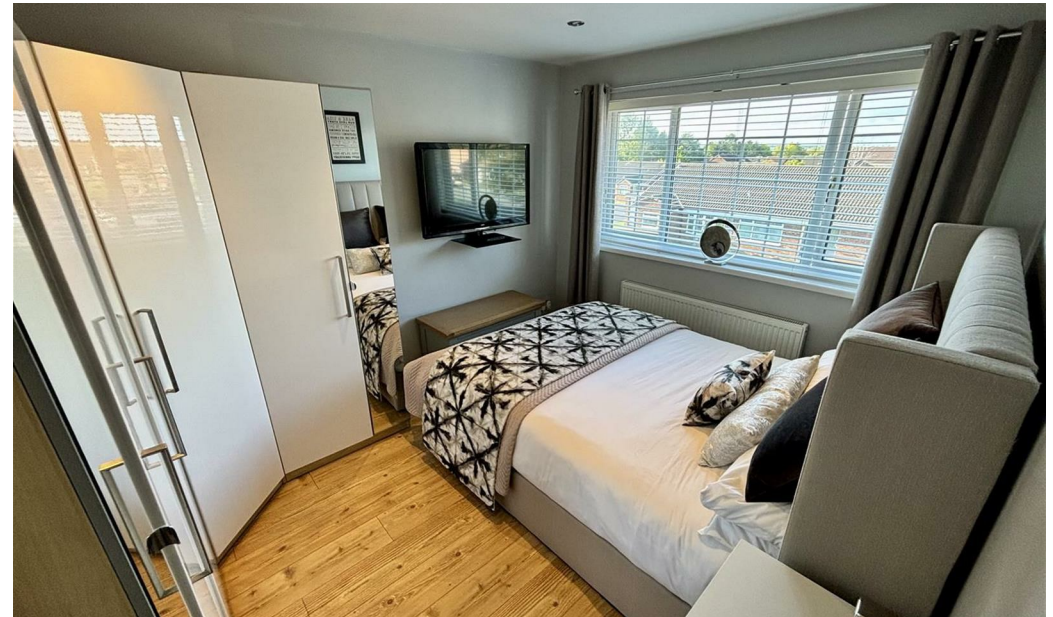


Oakfield Crescent

Bowburn DH6 5DF

Offers In The Region Of £184,950





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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Oakfield Crescent

Bowburn DH6 5DF



- One of the best examples in the area
- EPC RATING - D
- Stylish refitted bathroom

- Must be viewed for full appreciation
- Superb kitchen
- Landscaped garden, ample parking and garage

- Beautifully presented throughout
- Fantastic garden room
- Excellently located for commuting

Surely one of the best examples of its type currently available, this much improved and extended three bedroom semi detached property situated in a sought after location within Bowburn, must be viewed for full appreciation.

The beautifully presented accommodation comprises of a spacious living room, open plan kitchen/breakfast room with a range of fitted appliances opening to an attractive garden room with glass ceiling. To the first floor there are three well proportioned bedrooms and a modern refitted family bathroom. Externally there is an attractive rear garden, driveway parking for multiple vehicles and access to the garage.

Oakfield Crescent is within 3 miles of Durham City centre and also has excellent access to the A1(M) for commuting across the region.

Sure to impress, viewing is highly recommended.

GROUND FLOOR

Living Room

16'9" x 9'0" (5.13 x 2.75)

Entered via a UPVC double glazed door. A spacious and well presented reception room with a UPVC double glazed bow window to front, a contemporary inset electric fire, two radiators, wood laminate flooring and open plan staircase leading to the first floor.

Kitchen/Breakfast Room

16'9" x 9'0" (5.13 x 2.75)

Fitted with an attractive range of floor and wall units having solid beech wood worktops incorporating a Belfast style double

sink, a built in electric double oven and hob with stainless steel extractor over, an integrated dishwasher, fridge and freezer. Also having plumbing for a washing machine and tumble dryer, tiled flooring, radiator, understairs and external door to the side. Opening through to the garden room.

Garden Room

15'1" x 9'4" (4.60 x 2.87)

An excellent addition to the property with an attractive solar control glass roof system. Overlooking the rear garden with UPVC double glazed windows and french doors opening to a patio area. With a continuation of the tiled flooring, radiator and internal door to the garage.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft which is boarded for storage and accessed via a retractable ladder. It houses the condensing gas central heating boiler.

Bedroom One

12'2" x 9'10" (3.73 x 3.02)

A generous double bedroom with a UPVC double glazed window to front, wood laminate flooring, recessed spotlighting and radiator..

Bedroom Two

10'0" x 9'10" (3.07 x 3.02)

A further double bedroom with a UPVC double glazed window to the rear, wood laminate flooring, recessed spotlighting and radiator.

Bedroom Three

9'2" x 6'7" (2.80 x 2.03)

A well proportioned single bedroom with a UPVC double glazed window to the front, an over stairs storage cupboard, wood laminate flooring and radiator.

Bathroom/WC

6'5" x 5'5" (1.96 x 1.67)

Luxurious refitted modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having attractive tiling to the walls and floor, a chrome heated towel rail and UPVC double glazed opaque window to the rear.

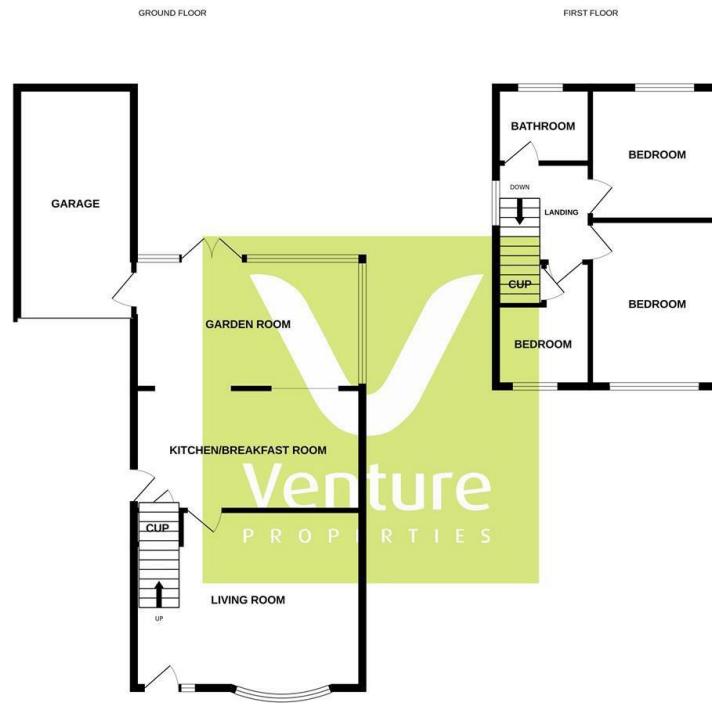
EXTERNAL

The front of the property is block paved for off street parking with a further driveway extending to the side of the house, leading to the garage. At the rear is a fully enclosed landscaped garden with lawn and two patio areas. There is also the benefit of a double electrical socket and cold water tap.

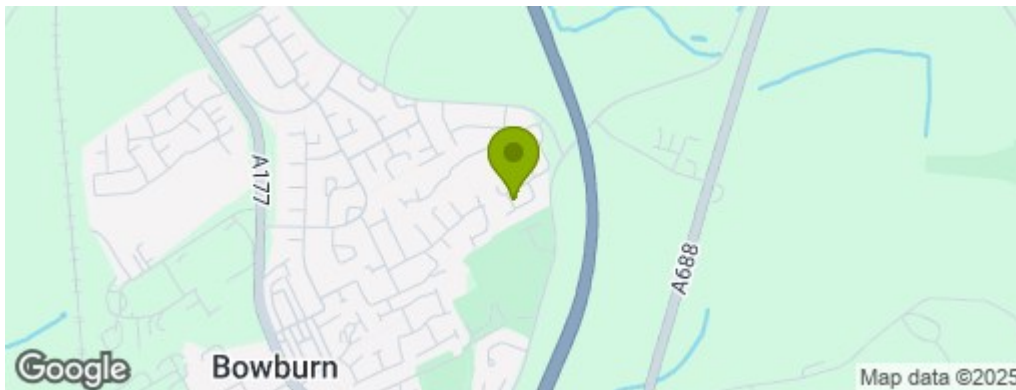
Garage

17'0" x 8'7" (5.20 x 2.62)

Having an up and over door, light and power and an internal door to the property.



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 errors, omissions or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapogen ©2025



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: 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 D

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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