

STUART EDWARDS



Tilery Close

, Bowburn DH6 5FH

- MODERN SEMI DETACHED HOUSE
 - WELL PRESENTED
 - LOUNGE
- CLOAKROOM/WC, ENPSUITE & BATHROOM
 - ENCLOSED REAR GARDEN
- RECENTLY CONSTRUCTED
 - 3 BEDROOMS
- KITCHEN WITH APPLIANCES
- BLOCK PAVED DRIVEWAY
- CLOSE TO A1(M) MOTORWAY

£900 Per Month

Council Tax Band: B
EPC Rating: B

FULL DESCRIPTION

Well presented semi detached house, available mid May.

Internally the property comprises: entrance hallway, cloakroom/wc, lounge and modern fitted kitchen with appliances. Stairs from the hallway lead to the first floor landing with storage cupboard, master bedroom with ensuite shower room, a further 2 bedrooms and family bathroom.

Externally there's a block paved driveway to the front providing off road parking. Whist to the rear there's an enclosed garden with laid lawn and patio area.

Having gas central heating and UPVC double glazing.

Excellently located, Tilery Close offers a peaceful retreat from the hustle and bustle of the city, yet it is conveniently close to local amenities, schools, and transport links. You'll have the best of both worlds - a tranquil environment to call home and easy access to everything you need.

Sure to prove extremely popular amongst renters, therefore early reservation is strongly recommended to avoid disappointment.

AREA INFORMATION

Bowburn has become a prime location for commuter purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road and bus links to regional centres including Sunderland, Gateshead and Newcastle. As well as substantially reducing the traffic flow through the village the recently opened Bowburn Bypass has also greatly increased speed of access to all local centres.

The historical city of Durham lies approximately 3 miles away, with its cobbled streets and a range of local and regional retailers including supermarkets and a number of well regarded restaurants and bars. Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

Also Bowburn is situated only 6 miles from Spennymoor which provides a range of day to day facilities including 24 hour supermarket, doctors and dentist surgeries, bank, shopping and schooling for all ages.

ENTRANCE

Composite entrance door leading to hallway with radiator and stairs to the first floor.

CLOAKROOM/WC

Low level wc, wash hand basin, radiator and vinyl flooring.

LOUNGE

12'1" x 14'3"

Double radiator and storage cupboard.

KITCHEN

15'4" x 8'10"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Automatic washing machine, dishwasher, fridge/freezer and integrated gas oven, hob and extractor hood. Vinyl flooring and UPVC double glazed French doors to the garden.

FIRST FLOOR LANDING

Storage cupboard and loft access.

BEDROOM 1

9'8" x 9'6"

Radiator and storage cupboard.

EN-SUITE SHOWER ROOM

Low level wc, wash hand basin, shower cubicle with mains fed shower, radiator, extractor fan and vinyl flooring.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

