

**STUART
EDWARDS**



Grange Park Crescent

, Bowburn DH6 5BW

- END TERRACED HOUSE
- PART FURNISHED
- LOUNGE
- BATHROOM WITH SHOWER
- ON STREET PARKING
- AVAILABLE IMMEDIATELY
- 2 DOUBLE BEDROOMS
- SPACIOUS L SHAPED KITCHEN/DINER
- FRONT GARDEN & REAR YARD
- CLOSE TO A1(M) MOTORWAY

£600 Per Month



Council Tax Band: A EPC Rating: E

FULL DESCRIPTION

Conveniently located end terraced house, available immediately on a part furnished basis.

Internally the property comprises: entrance hallway, lounge and spacious L shaped lounge/diner with a dining table. Stairs from the hallway lead to the first floor landing, 2 double bedrooms and family bathroom suite with shower.

Externally there's a lawn garden to the front and yard area to the rear with a timber storage shed.

On street parking is at the front of the property.

Having gas central heating via a combi boiler, recent new roof and UPVC double glazing throughout.

Sure to prove popular due to the location, 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 small hallway with radiator and stairs to the first floor.

LOUNGE

13'10" x 14'9"

White feature fire surround with marble hearth, bay window, two wall light points, double radiator and laminate flooring.

L SHAPED KITCHEN/DINING ROOM

13'10" x 15'7" overall size

Range of wall and floor units with laminate worktops and inset stainless single drainer sink unit. Wall mounted central heating boiler, plumbed for automatic washing machine, two wall light points, single radiator, double radiator, tiled splashbacks and laminate flooring. Under stair storage cupboard and Upvc rear entrance door to garden.

FIRST FLOOR LANDING

BEDROOM 1

10'10" x 10'2"

Radiator and large built-in storage cupboard.

BEDROOM 2

10'10" x 10'2"

Radiator.

BATHROOM

Close coupled wc, pedestal wash hand basin, pane bath with mains fed shower over and folding screen, tiled walls, radiator and laminate flooring.

EXTERNALLY

Lawn garden to the front and yard area to the rear with timber storage shed.



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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.