

**STUART
EDWARDS**



Durham Road

Bowburn, Durham DH6 5AT

- Recently Refurbished
- Available 1st September 2024
- Modern Bathroom
- Immaculately Presented
- Close To A1(M)
- 3 Bedroom Terraced House
- Large Kitchen With Integrated Appliances
- Lounge
- Gated Off Road Parking

£700 PCM



Council Tax Band: A
EPC Rating:

FULL DESCRIPTION

****WELL PRESENTED** **3 BEDROOMS** **LARGE KITCHEN-DINER WITH SEPARATE UTILITY** **INTEGRATED APPLIANCES INC. DISHWASHER** We are delighted to offer to rent on a long term basis this well presented 3 bedroom mid-terraced house on Durham Road, Bowburn. Having undergone a full course of modernisation in 2020, the property benefits from gas central heating, full uPVC double glazing, modern kitchen & bathroom.**

Internally, the accommodation comprises: entrance lobby, lounge with stairs to 1st floor, kitchen-diner with ample units, freestanding cooker, integrated fridge-freezer & dishwasher & large under-stairs cupboard, utility room with washing machine, rear lobby and bathroom with over-bath shower to the ground floor. To the first floor, there is a central landing off which there are two double bedrooms, the largest benefitting from a large built-in wardrobe, and one single bedroom. Externally, there is a private courtyard to the rear with gates providing off-street parking should the occupiers wish.

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.

LOUNGE

17'1" x 12'7"

KITCHEN/DINER

17'1" x 12'6"

UTILITY ROOM

9'5" x 6'0"

BATHROOM

8'0" x 6'0"

BEDROOM 1

17'0" x 12'8"

BEDROOM 2

12'2" x 8'4"

BEDROOM 3

8'10" x 7'1"

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards describes and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

