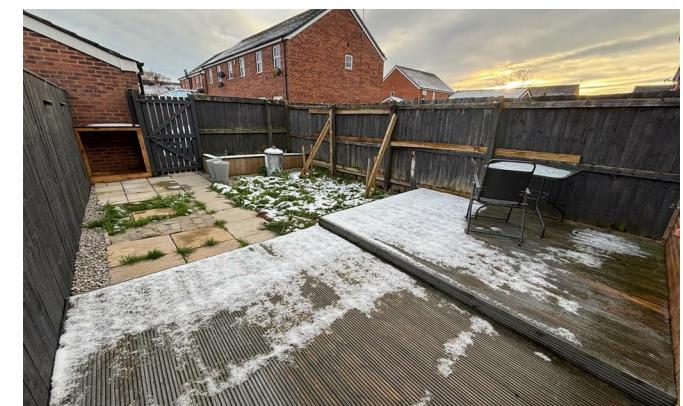


STUART EDWARDS



Philip Avenue

Bowburn, Durham DH6 5EQ

- RECENTLY REFURBISHED
- LARGE KITCHEN-DINER
 - GARDEN
- LONG-TERM LET
- NO PETS
- 3 BEDROOMS
- GARAGE & PARKING
- NEW DECOR & RECENT FLOORING
- UNFURNISHED
- PROFESSIONALS ONLY

£795 Per Month

Council Tax Band: A

EPC Rating: C

FULL DESCRIPTION

RECENTLY REFURBISHED **3 BEDROOMS** **LARGE KITCHEN-DINER** **GARAGE, PARKING & GARDEN** **NEW DECOR & RECENT FLOORING** We are delighted to offer to rent on a long term basis this modern & recently refurbished 3 bedroom mid-terrace house on Philip Avenue, Bowburn. Having previously undergone a full course of modernisation, the property benefits from gas central heating via a brand new combi boiler, full uPVC double glazing, modern kitchen & refitted bathroom, & neutral decor & flooring throughout. Available January 2026. EPC Rating C.

Internally, the accommodation comprises: entrance hall, downstairs WC, kitchen-diner with ample units, integrated cooking facilities & space for dining table and lounge with under-stairs storage & French doors to rear garden 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 storage cupboard, and one single bedroom, plus a modern bathroom with over-bath shower. Externally, there is an open lawn to the front, whilst to the rear there is a fully enclosed, southerly garden with lawn & decking areas, driveway and single garage with up & over door.

Bowburn is a popular commuter village located only a couple of miles from Durham City and immediately adjacent to the new Integra 61 Development & Amazon Fulfilment Centre. The A1M is easily accessible in a matter of seconds, and there is a local shop only minutes' walk from the property. The village has a local nursery and primary school, and secondary schooling is available nearby.

DIMENSIONS

Lounge - 14'7 x 11'4
Kitchen-Diner - 13'7 x 11'5
Bedroom 1 - 14'8 x 9'7
Bedroom 2 - 9'8 x 8'0
Bedroom 3 - 6'7 x 6'7

ADDITIONAL INFORMATION

Available December 2025 on a long term basis, professionals only, no pets, min. tenancy terms apply, available long term on an unfurnished basis with cooking appliances to kitchen, £795 PCM with £795 deposit

EPC.

EPC Rating - C

EPC Link -<https://find-energy-certificate.service.gov.uk/energy-certificate/8441-6524-6360-4371-4922>

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 for themselves 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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

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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.

