



Grange Way

Bowburn DH6 5PL

£725 Per Calendar Month





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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Grange Way

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- Spacious living accommodation
- EPC RATING B
- Enclosed low maintenance garden

- Modern townhouse
- Impressive open plan kitchen and living area
- Kitchen with appliances

- Three bedrooms
- Large master bedroom
- Popular location

A fantastic opportunity to rent this superb, three bedroom property situated on a highly sought after estate within Bowburn. Beautifully presented and in ready to move in condition.

The well planned accommodation comprises of a welcoming entrance hall with useful ground floor WC, a spacious living room/kitchen with French doors opening in to the rear garden. To the first floor are two well proportioned double bedrooms and a further stylish bathroom and to the second floor there is master bedroom. Externally there is a driveway to the front and an enclosed low maintenance garden with patio area to the rear. The property has also modern conveniences including UPVC double glazing and combi gas central heating.

Bowburn is perfectly located only a short drive from Durham City and the A1(M) for commuting.

Early viewing is essential to avoid disappointment.

GROUND FLOOR

Entrance Lobby

With stairs leading to the first floor and radiator.

Open Plan Living/Kitchen

22'2" x 12'1" (6.76 x 3.70)

A fantastic open plan living space which is perfect for modern living and entertaining and must be seen for full appreciation.

The living area has UPVC double glazed French doors opening in to the rear garden, wood laminate flooring, a radiator and TV aerial point.

The kitchen is fitted with a contemporary range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, plumbing for a washing machine and fridge/freezer space. There is also a central breakfast bar, wood laminate flooring, radiator, a UPVC double glazed window to the front and unit housing the combi gas central heating boiler.

Downstairs WC

Comprising of a low level WC, wash basin, wood laminate flooring, extractor fan and radiator.

FIRST FLOOR

Landing

With stairs leading to the second floor.

Bedroom Two

12'1" x 7'10" (3.7 x 2.4)

Having a UPVC double glazed window to the rear and radiator.

Bedroom Three

7'8" x 5'6" (2.34 x 1.70)

With two UPVC double glazed windows to the front and radiator.

Bathroom

Fitted with a modern white suite comprising of a panelled bath with hand held mixer shower and further mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, an extractor fan, radiator and UPVC double glazed opaque window to the side.

SECOND FLOOR

Landing

With storage cupboard.

Master Bedroom

16'0" x 8'11" (4.88 x 2.74)

Large master bedroom with two Velux windows to the front and a further Velux window to the rear, radiator and access to the loft space.

EXTERNAL

To the front of the property is a driveway for off street parking, whilst to the rear is a low maintenance enclosed garden to the rear with large patio area.

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

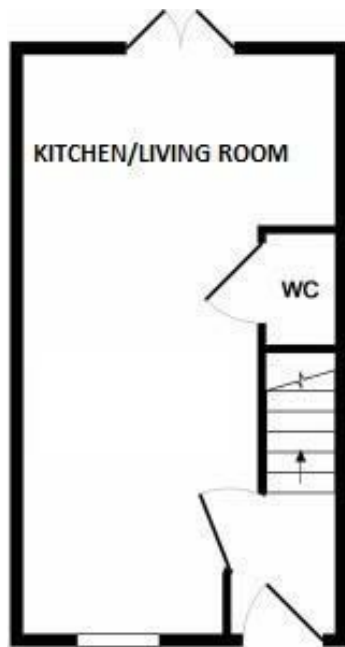
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond/Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



GROUND FLOOR

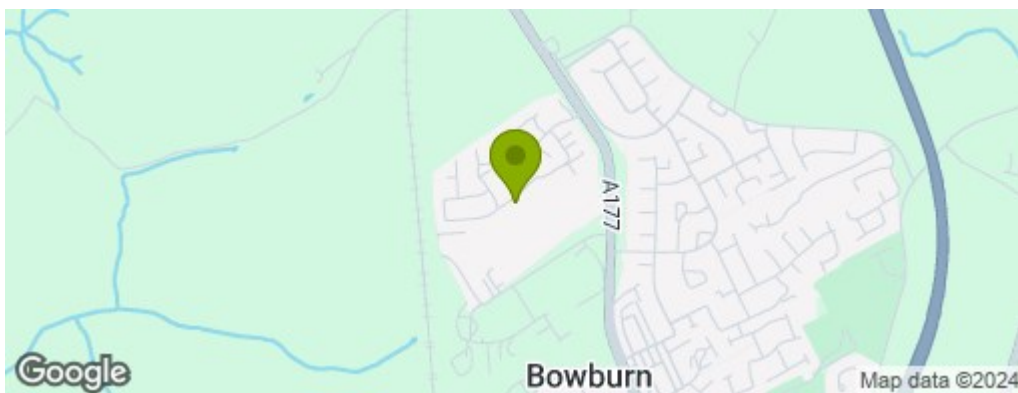


1ST FLOOR



2ND FLOOR

Not to scale - for general guidance only
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Property Information

EPC RATING - B COUNCIL TAX BAND - B UNFURNISHED

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