

**STUART  
EDWARDS**

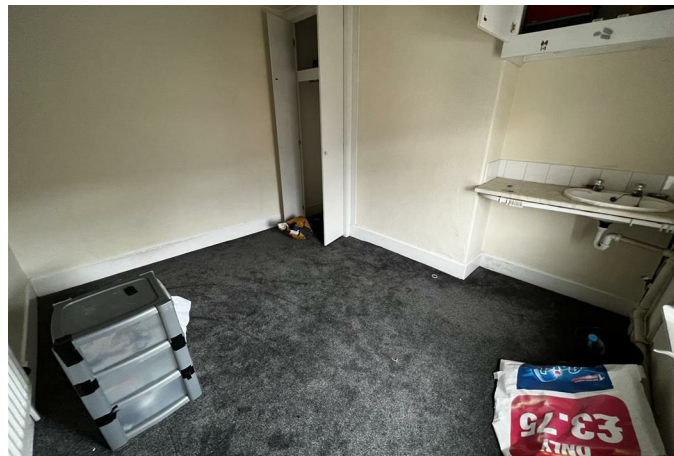
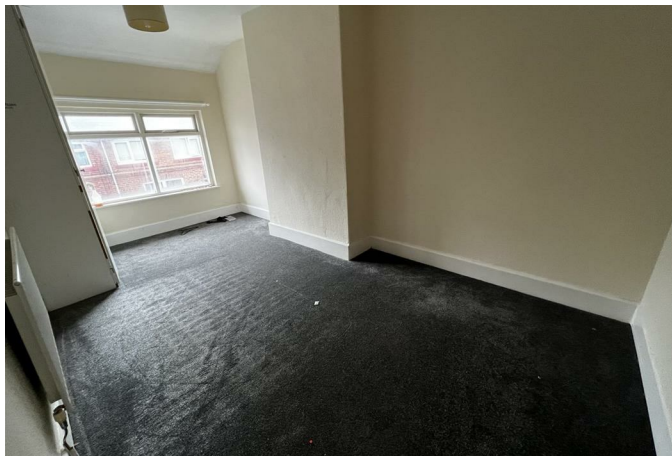


**Steavenson Street**  
Bowburn, Durham DH6 5AZ

- Mid Terraced House
- Lounge & Dining Room
- Ground Floor Shower Room
- Gas Central Heating
- 3 Bedrooms
- Fitted Kitchen
- Rear Yard
- No Onward Chain

**Fixed Asking Price £69,950**





#### FULL DESCRIPTION

Mid terraced house in need of modernisation.

The living accommodation comprises: entrance, lounge, dining room, fitted kitchen, rear entrance lobby and shower room. To the first floor: land and 3 bedrooms. Externally there's on street parking to the front and a yard to the rear.

Having gas central heating via a combi boiler and single glazing. Available with no onward chain, viewings are recommended.

#### 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. It is immediately adjacent to the new Integra 61 Development & Amazon Fulfilment Centre.

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.

#### HALLWAY

Radiator.

#### LOUNGE

11'10" x 12'7"

Radiator and a range of fitted units.

#### DINING ROOM

13'2" x 14'8"

Feature fireplace with inset gas fire, double radiator and storage cupboard.

#### KITCHEN

9'3" x 5'11"

Range of floor units with laminate worktops and inset sink and drainer unit. Tiled splashbacks and ceramic tiled flooring.

#### REAR ENTRANCE LOBBY

Ceramic tiled flooring, plumbed for automatic washing machine, gas combi boiler and UPVC rear entrance door.

#### SHOWER ROOM

White suite comprising: low level wc, wash hand basin, shower cubicle with mains fed shower, radiator and extractor fan.

#### FIRST FLOOR LANDING

##### BEDROOM 1

11'3" x 8'11"

Radiator and storage cupboard.

##### BEDROOM 2

15'10" x 8'3"

Radiator and a range of fitted wardrobes.

##### BEDROOM 3

12'10" x 8'4"

Radiator and a range of fitted wardrobes.

#### REAR YARD

##### TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

##### EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2141-0170-2827-1335>

##### 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.

##### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

#### WEBSITE COVERAGE

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.

#### FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

#### FINANCIAL ADVICE

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.**

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

#### THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

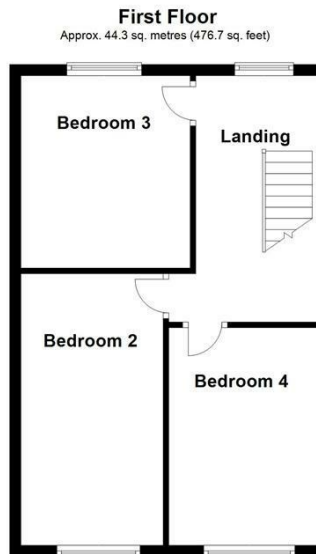
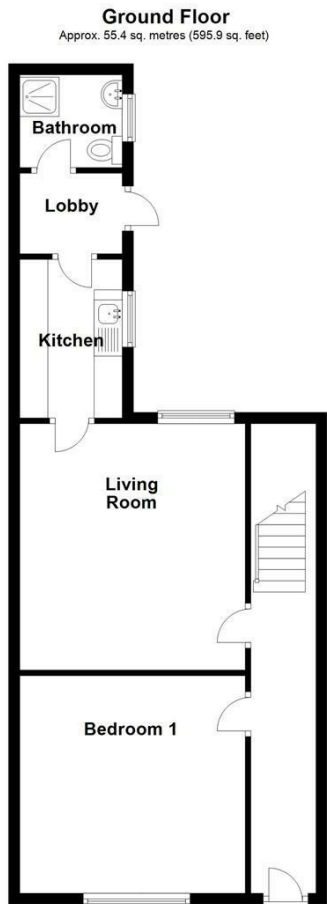
#### THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A  
EPC Rating: D



Total area: approx. 99.6 sq. metres (1072.6 sq. feet)

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

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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.