



Tilery Close , Bowburn DH6 5FH

- MODERN SEMI DETACHED HOUSE
 - WELL PRESENTED
 - LOUNGE
- CLOAKROOM/WC, ENPSUITE & BATHROOM
 - ENCLOSED REAR GARDEN
- RECENTLY CONSTRUCTED
 - 3 BEDROOMS
- KITCHEN WITH APPLIANCES
- BLOCK PAVED DRIVEWAY
- CLOSE TO A1(M) MOTORWAY

£180,000



FULL DESCRIPTION

Well presented semi detached house.

Internally the property comprises: entrance hallway, cloakroom/wc, lounge and modern fitted kitchen with appliances. Stairs from the hallway lead to the first floor landing with storage cupboard, master bedroom with ensuite shower room, a further 2 bedrooms and family bathroom.

Externally there's a block paved driveway to the front providing off road parking. Whist to the rear there's an enclosed garden with laid lawn and patio area.

Having gas central heating and UPVC double glazing.

Excellently located, Tilery Close offers a peaceful retreat from the hustle and bustle of the city, yet it is conveniently close to local amenities, schools, and transport links. You'll have the best of both worlds - a tranquil environment to call home and easy access to everything you need.

Sure to prove extremely popular, therefore early viewing 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.

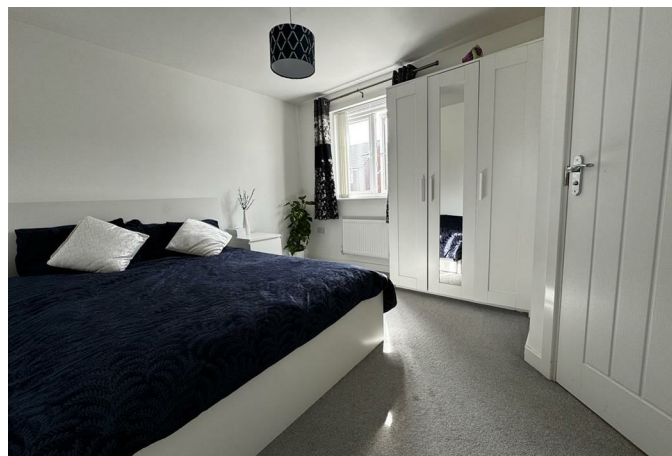
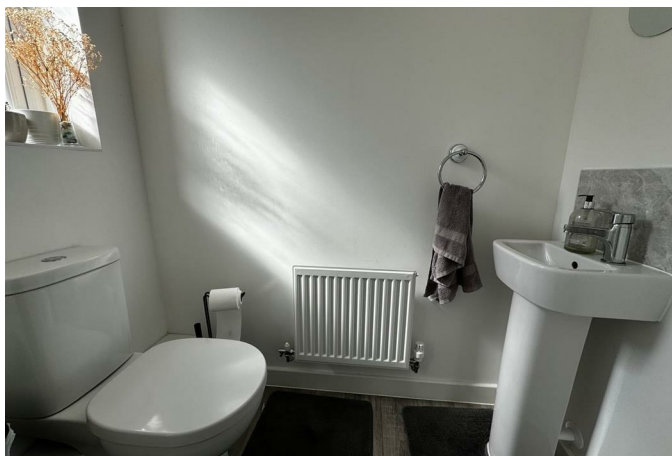
The historical city of Durham lies approximately 3 miles away, with its

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 hallway with radiator and stairs to the first floor.

CLOAKROOM/WC

Low level wc, wash hand basin, radiator and vinyl flooring.

LOUNGE

12'1" x 14'3"

Double radiator and storage cupboard.

KITCHEN

15'4" x 8'10"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Automatic washing machine, dishwasher, fridge/freezer and integrated gas oven, hob and extractor hood. Vinyl flooring and UPVC double glazed French doors to the garden.

FIRST FLOOR LANDING

Storage cupboard and loft access.

BEDROOM 1

9'8" x 9'6"

Radiator and storage cupboard.

EN-SUITE SHOWER ROOM

Low level wc, wash hand basin, shower cubicle with mains fed shower, radiator, extractor fan and vinyl flooring.

BEDROOM 2

9'2" x 7'6"

Radiator.

BEDROOM 3

5'9" x 7'6"

Radiator.

BATHROOM

Low level wc, wash hand basin, panel bath, part tiled walls, radiator, extractor fan and vinyl flooring.

DRIVEWAY

Block paved driveway to the front providing off road parking.

REAR GARDEN

Enclosed rear garden with laid lawn, patio area, mature borders and fenced boundaries.

EPC

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0539-7232-8009-0032-3202>

Important Info

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

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Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

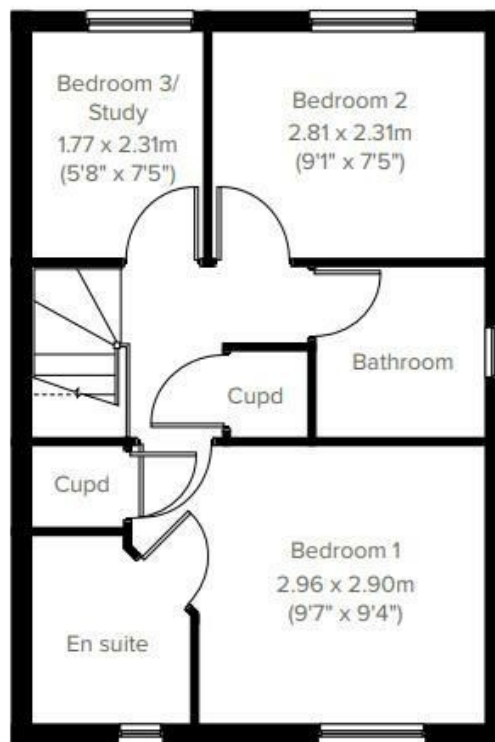
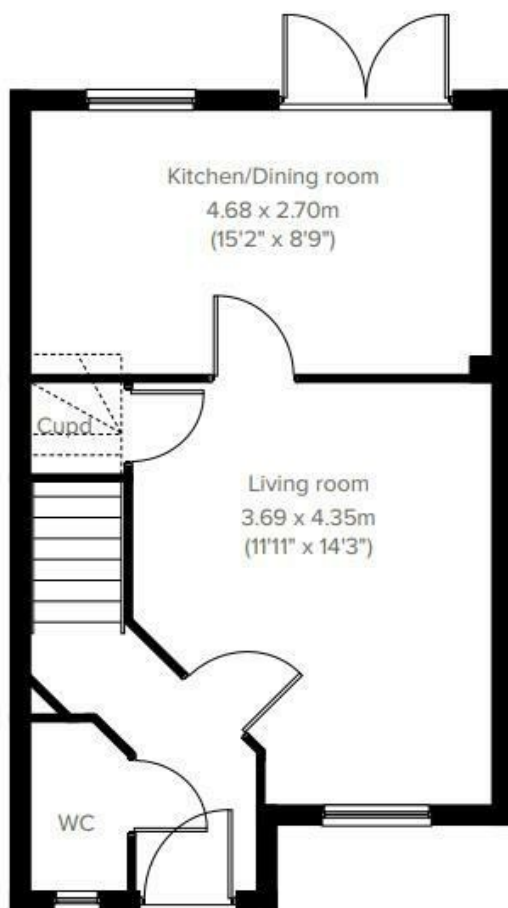
Thanks

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: B
EPC Rating: B



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