

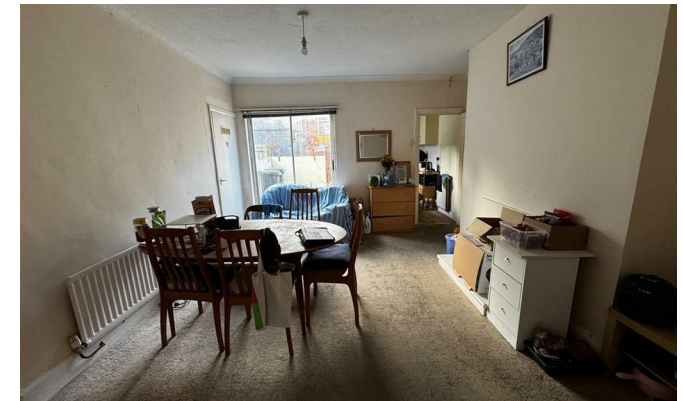


Clarence Street

Bowburn, Durham DH6 5BB

- INVESTMENT OPPORTUNITY
- CURRENTLY LET AT £500PCM
- SHOWER ROOM & CLOAKROOM WC
 - REAR YARD
 - NO ONWARD CHAIN
- 3 BEDROOM MID TERRACED HOUSE
 - LOUNGE & DINING ROOM
 - FITTED KITCHEN
 - ON STREET PARKING
- CLOSE TO AMAZON FACTORY & A1(M) MOTORWAY

£75,000



Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

INVESTMENT OPPORTUNITY. Mid terraced house in need of refurbishment works. Currently achieving a rental income of £500PCM.

With a wide range of local amenities, such as a SUPERMARKET, on your doorstep and the bus stop is just 2 minute's walk from the property.

Internally the property comprises: entrance hallway, inner hallway, lounge, dining room, fitted kitchen and ground floor shower room. Stairs from the hallway lead the first floor landing, cloakroom/WC and 3 bedrooms.

Externally there is on street parking and a yard area to the rear.

Available with no onward chain, internal inspection is essential.

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

Front entrance door leading to hallway with single central heating radiator.

LOUNGE

14'8" x 11'6"

Wooden fire surround with marble hearth and back panel and inset gas fire. stripped wooden floor.

DINING ROOM

13'2" x 9'5"

Inset gas fire, Patio doors leading out to rear yard, stripped wood floor and large storage cupboard housing central heating boiler. Leads through to kitchen.

KITCHEN

10'1" x 5'11"

Range of floor and wall units with laminated worktops and inset single drainer, stainless steel, sink unit. Tiled splashback. Plumbed for auto washer and double central heating radiator. Leads to rear entrance looby with entrance door and through to bathroom/w.c.

SHOWER ROOM

4'11" x 5'9"

Close coupled wc, pedestal wash hand basin, shower cubicle with mains fed shower, vinyl flooring, laminate walls and extractor fan/

BEDROOM 1

8'3" x 15'8"

Stripped pine floor and double radiator.

BEDROOM 2

12'7" x 8'2"

Double central heating radiator.



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.