

STUART EDWARDS



Tilery Close , Bowburn DH6 5FH

- MODERN SEMI DETACHED HOUSE
 - 2 BEDROOMS
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
 - DRIVEWAY
- CLOSE TO A1(M) MOTORWAY & AMAZON FACTORY
- IMMACULATELY PRESENTED
 - LOUNGE
- CLOAKROOM/WC & BATHROOM WITH SHOWER
 - ENCLOSED REAR GARDEN
- PERFECT FIRST TIME BUYER HOME

Asking Price £153,000





FULL DESCRIPTION

An immaculate modern semi detached house, in ready to move into condition. An ideal first time buyer house.

Accessed via a composite entrance door to the hallway, cloakrooms wc, lounge with under stair storage cupboard and contemporary fitted kitchen with some integrated appliances and dining area with space for a dining table and UPVC double glazed French doors providing access to the garden.

Stairs from the hallway lead to the first floor landing, 2 bedrooms and a stylish bathroom suite with shower.

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

Gas central heating and UPVC double glazing throughout.

EPC RATING B.

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.

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 stairs to the first floor landing.

CLOAKROOM/WC

Close coupled wc, wash hand basin with tiled splashback and radiator.

LOUNGE

15'1 x 9'4

Double radiator and under stair storage cupboard.

KITCHEN

8'0 x 12'7

Range of wall and floor units with laminate worktops and inset one and a half bowl stainless steel sink unit. Integrated dishwasher, automatic washing machine, electric oven, gas hob and extractor hood. Laminate flooring.

Dining area with radiator, space for a dining table and UPVC double glazed French doors leading to the paved patio area and garden.

FIRST FLOOR LANDING

BEDROOM 1

11'0 x 8'6

Built-in cupboard, radiator and a range of fitted shaker style wardrobes.

BEDROOM 2

12'8 x 8'8

Radiator.

BATHROOM

White suite comprising: close coupled wc, wash hand basin, panel bath with mains fed shower above and glass screen, feature tiling, radiator and extractor fan.

BLOCK PAVED DRIVEWAY

Providing off road parking.

GARDEN

With paved patio area, laid lawn and fenced boundaries.

EPC.

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9239-3904-7309-3182-3200>

FREEHOLD.

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

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.

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 ASSISTANCE

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.

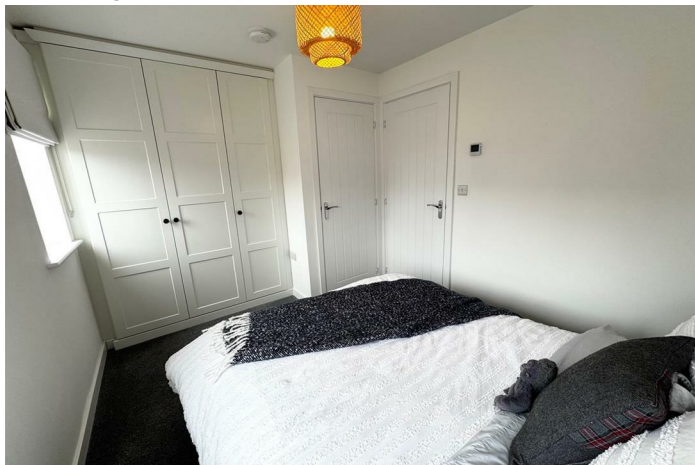
THANKS.

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: A
EPC Rating: B



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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.