

# STUART EDWARDS



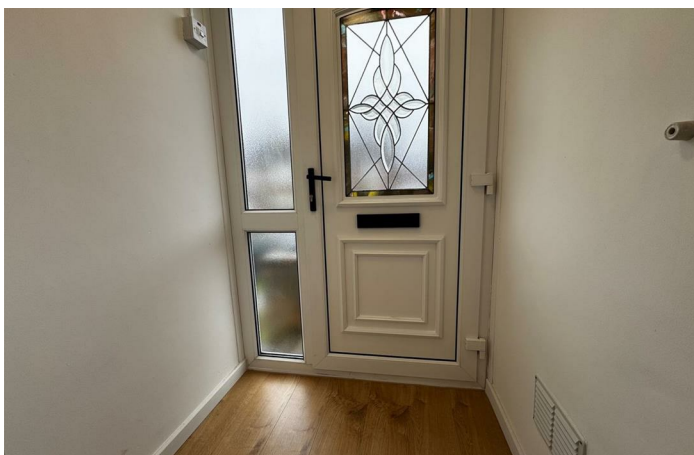
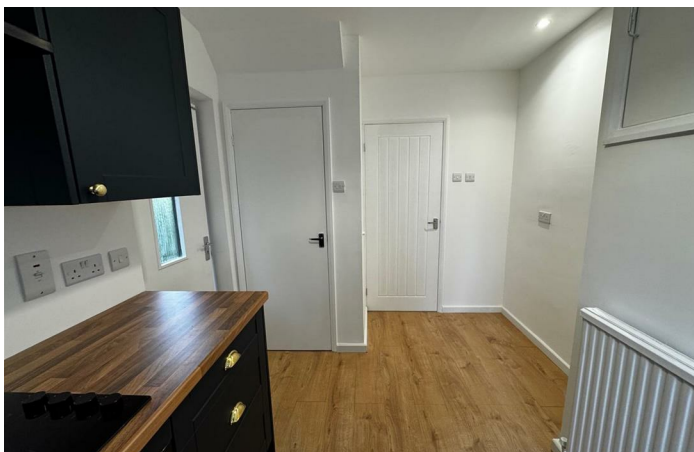
## Surtees Avenue , Bowburn DH6 5DZ

- NEWLY REFURBISHED
- 2 DOUBLE BEDROOMS
- GARDENS FRONT AND REAR
  - NEWLY DECORATED
  - NO ONWARD CHAIN
- READY TO MOVE INTO CONDITION
  - NEW KITCHEN & BATHROOM
  - NEW GAS COMBI BOILER
  - NEW FLOOR COVERINGS
  - CLOSE TO A1(M) MOTORWAY

**Asking Price £109,500**







## FULL DESCRIPTION

Newly refurbished semi detached house, beautifully presented in ready to move into condition and available with no onward chain. A UPVC entrance door leads to the porch, hallway, spacious lounge and newly fitted modern kitchen with integrated and hob with extractor above. Stairs from the hallway with decorative LED lighting leads to the first floor landing with two storage cupboards, 2 double bedrooms and stylish newly fitted bathroom suite. Externally there is on street parking and enclosed gardens to the front and rear. Benefiting from a newly installed gas combi boiler, UPVC double glazing throughout, white UPVC facias with rainwater goods, new laminate flooring throughout and newly decorated throughout. This is a conveniently located property with a wide range of local amenities and excellent road links nearby. Sure to prove very popular amongst both first time buyers and investors, due to its location and fantastic condition. Internal inspection is essential to appreciate the quality of this home.

## 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 PORCH

With UPVC entrance door leading and laminate flooring.

### HALLWAY

Laminate flooring, double radiator, single radiator and spot lighting. Stairs with decorating LED lighting leading to the first floor landing.

### SPACIOUS LOUNGE

18'7 x 11'1

Laminate flooring, two radiators and spot lighting.

### NEW KITCHEN

12'7 x 7'1

Newly fitted range of shaker style wall and floor units with wood effect laminate worktops and inset composite sink unit with mixer tap. Pantry, double radiator, integrated electric oven, ceramic hob with extractor above and UPVC rear entrance door.

### FIRST FLOOR LANDING

Two storage cupboards.

### BEDROOM 1

14'4 x 8'9

Radiator, laminate flooring and built-in cupboard.

### BEDROOM 2

11'0 x 10'0

Radiator, laminate flooring and built-in cupboard housing the central heating boiler.

### NEW BATHROOM

Newly installed white suite comprising, close coupled wc, vanity unit with inset wash hand basin, panel bath, fully tiled walls and flooring and chrome heated towel rail.

### GARDENS

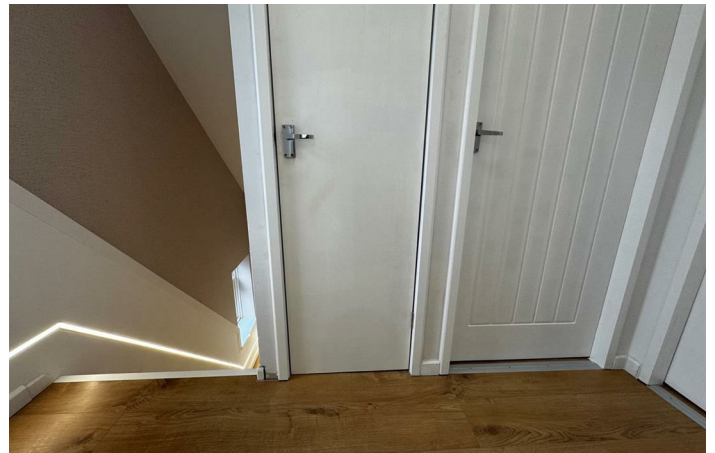
Laid lawn to the front with hedged boundary and wooden access gate and lawned garden to the rear with newly erected wooden fence boundary.

### EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9251-3042-0201-7034-1204>

Please note the EPC Certificate for this property has not been updated since it has been refurbished.





### 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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.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: E**

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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.