



**STUART
EDWARDS**

Durham Road
 , Bowburn DH6 5AU

- NEWLY REFURBISHED MID TERRACED HOUSE
 - LOUNGE AND DINING ROOM
 - GROUND FLOOR BATHROOM SUITE
 - NEW GAS CENTRAL HEATING SYSTEM
 - UPVC DOUBLE GLAZING
- 3 BEDROOMS
 - NEW FITTED KITCHEN
- REAR YARD WITH OFF ROAD PARKING
 - NEW ROOF & RE-WIRING
 - NO ONWARD CHAIN

£109,950





FULL DESCRIPTION

Fully refurbished mid terraced house, well presented throughout. An ideal first time buyer home or investment opportunity.

Conveniently located the internal living accommodation comprises: entrance hallway, lounge, dining area opening onto the newly fitted kitchen, rear entrance lobby and ground floor bathroom suite with shower.

A staircase from the hallway leads to the first floor landing with loft access and 3 bedrooms.

Externally theres a rear yard with double gates to provide off road parking.

Benefiting from new gas central heating system, new roof, re-wiring and UPVC double glazing with new UPVC doors fitted to the front and rear in June, new floor coverings and decorated throughout.

Available with early vacant possession and no onward chain.

Council tax band A.

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.

ENTRANCE HALLWAY

New UPVC entrance door leading to hallway with radiator and stairs to the first floor.

LOUNGE

13'1" x 12'7"

Double radiator.

DINING ROOM

12'7" x 15'2"

Double radiator and storage cupboard.

KITCHEN

10'5" x 5'10"

Range of wall and floor units with laminate worktops incorporating breakfast bar and inset stainless steel sink and drainer unit with mixer tap. Vinyl flooring and extractor fan.

INNER LOBBY

With new UPVC rear entrance door providing access to the yard.

BATHROOM

5'9" x 8'5"

Low level wc, wash hand basin, panel bath with overhead electric shower, vinyl flooring, extractor fan and radiator.

FIRST FLOOR LANDING

Access to loft space with drop down ladder.

BEDROOM 1

14'2" x 16'11"

Radiator.

BEDROOM 2

8'7" x 14'8"

Radiator.

BEDROOM 3

9'6" x 8'3"

Radiator and cupboard housing the central heating boiler.

REAR YARD

With double gates to provide off road parking.

Freehold

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

EPC

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/5190-7071-0422-2101-1903>

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

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: 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.

