



Millford Way, Bowburn, DH6 5DE
2 Bed - House - Semi-Detached
£129,950

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Millford Way Bowburn, DH6 5DE

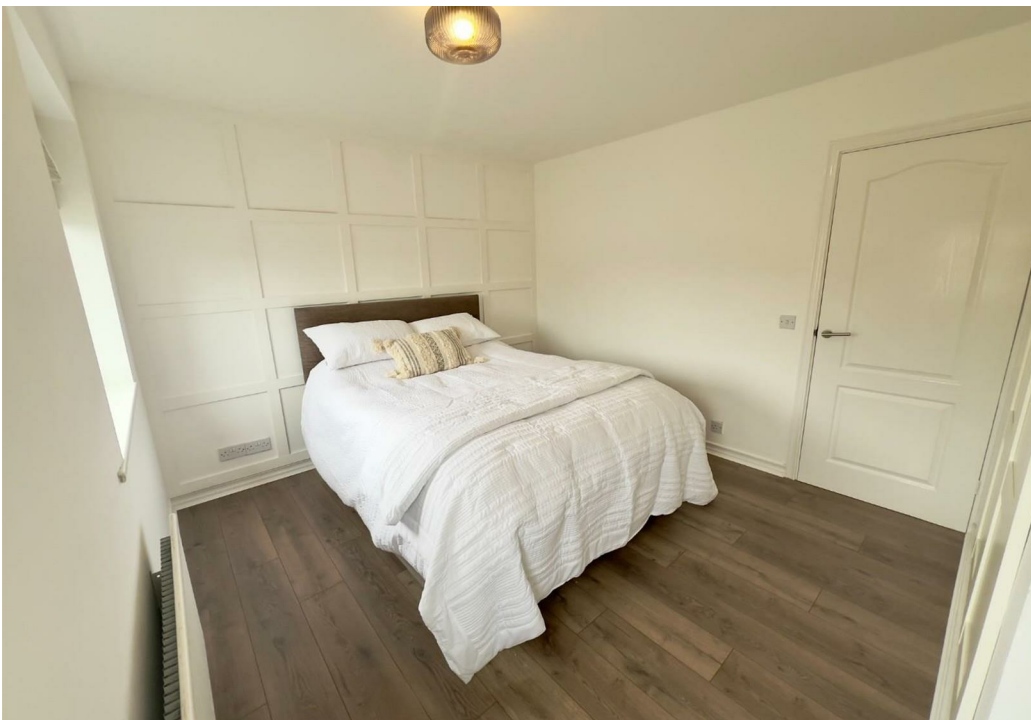
Stunning Home ** Ideal First Buy or Small Family Home ** Outskirts of the Village ** Walking Distance to Bowburn Hall ** Good Road Links ** Pleasantly Situated ** Parking, Garage & Gardens ** Sunny Rear Aspect ** Upvc Double Glazing & GCH Via Combi ** Early Viewing Advised **

The layout features an entrance vestibule leading into a comfortable lounge that seamlessly connects to the contemporary fitted kitchen and dining area. This inviting space is perfect for entertaining, boasting French doors opening to the rear garden. Upstairs, you'll find two double bedrooms and a stylish shower room/WC. Outside, there are front and rear gardens, along with ample driveway parking and a detached garage.

Millford Way forms part of a popular residential development, situated on the outskirts of Bowburn Village. There are a range of local shops and amenities available, with a more comprehensive range of shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South. Additionally, there is easy access to the local, recently constructed Primary School.









GROUND FLOOR

Hallway

Lounge

13'0 x 10'8 (3.96m x 3.25m)

Kitchen Diner

13'9 x 7'11 (4.19m x 2.41m)

FIRST FLOOR

Bedroom

13'9 x 10'4 (4.19m x 3.15m)

Bedroom

10'10 x 7'8 (3.30m x 2.34m)

Shower Room/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 79 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

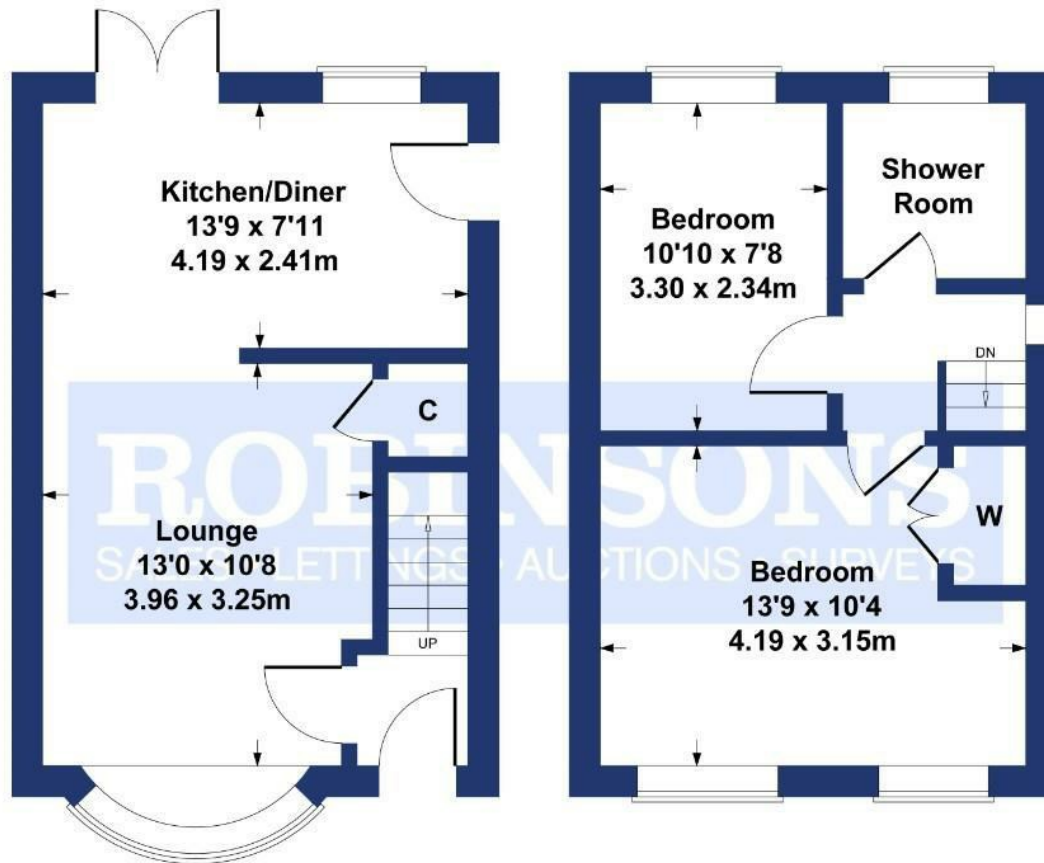
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Millford Way

Approximate Gross Internal Area
589 sq ft - 55 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(61-81)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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