



Runcie Road

Durham DH6 5EY

£795 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Fully refurbished
- EPC RATING - D
- New floorings

- Two double bedrooms
- Newly fitted kitchen
- Freshly decorated throughout

- Sought after location
- Newly fitted bathroom
- Garage and gardens

Available immediately on an unfurnished basis, early viewing of this fully refurbished, semi detached house with two double bedrooms is highly recommended. It is situated in the highly sought after location of Bowburn, with superb access to Durham City and the A1(M) for commuting.

The accommodation which has been newly decorated and has new floorings, comprises of an entrance porch, spacious living room and newly fitted kitchen with space to dine. To the first floor there are two double bedrooms and a newly fitted bathroom. Externally there is a front garden, driveway for off street parking, garage and southerly facing rear garden.

GROUND FLOOR

Entrance Porch

Entered via composite door. Having a UPVC double glazed window, radiator and internal door to the living room.

Living Room

13'11" x 12'6" (4.25 x 3.83)

Spacious reception room with a UPVC double glazed window to the front, two radiators and staircase leading to the first floor.

Kitchen/Diner

12'6" x 8'9" min (3.83 x 2.69 min)

Newly fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a cooker with extractor over and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, tiled splashbacks, laminate flooring, radiator, a storage cupboard and an external door to the rear garden.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

12'6" x 8'10" (3.83 x 2.71)

Generous double bedroom with two UPVC glazed windows to the rear and a radiator.

Bedroom Two

12'6" x 8'9" (3.83 x 2.68)

Double bedroom with two UPVC double glazed windows to the front and a radiator.

Bathroom/WC

9'3" x 4'10" (2.83 x 1.48)

Newly fitted with a panelled bath having mains fed shower over, a hand wash basin set to a vanity unit, WC, tiled splashbacks and flooring, an extractor fan, a UPVC double glazed opaque window to the side and a cupboard housing the combi gas central heating boiler.

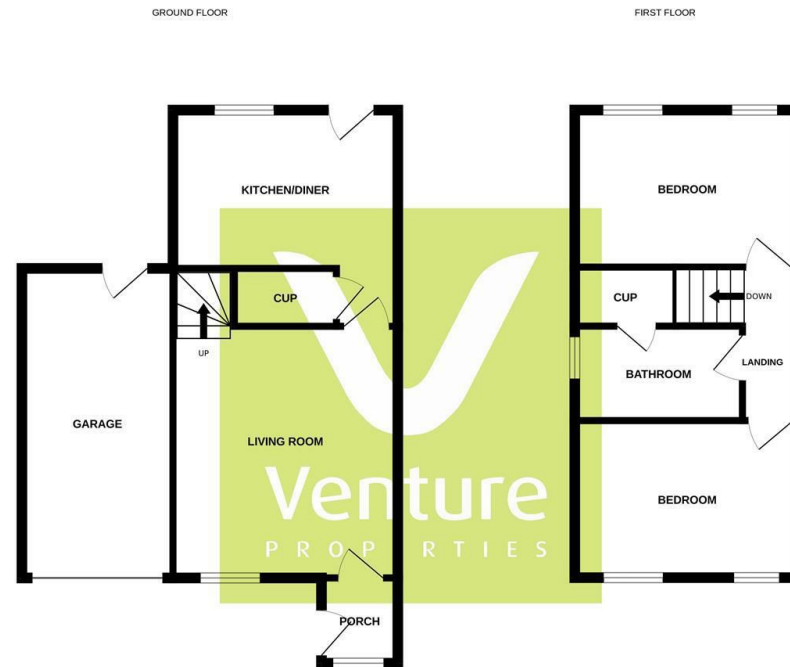
EXTERNAL

To the front of the property is a lawned garden and driveway for off street parking, leading to the garage. At the rear is a southerly facing, lawned garden with patio area.

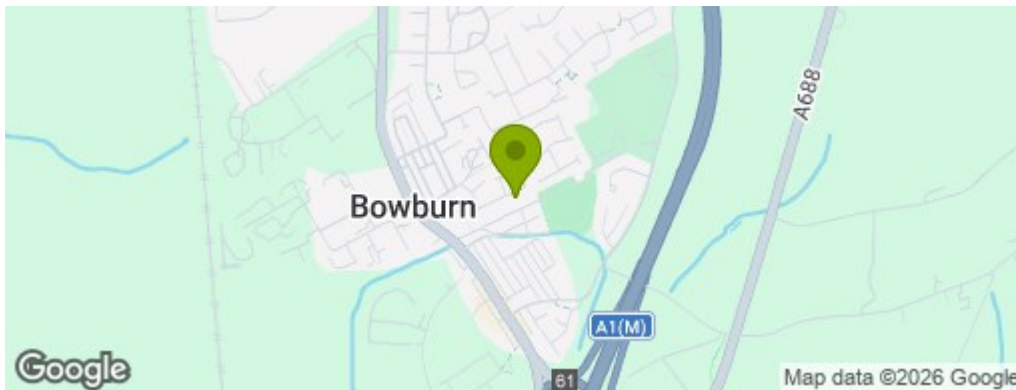
Garage

17'1" x 8'5" (5.21 x 2.57)

Having an up and over door and further door to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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