

# STUART EDWARDS



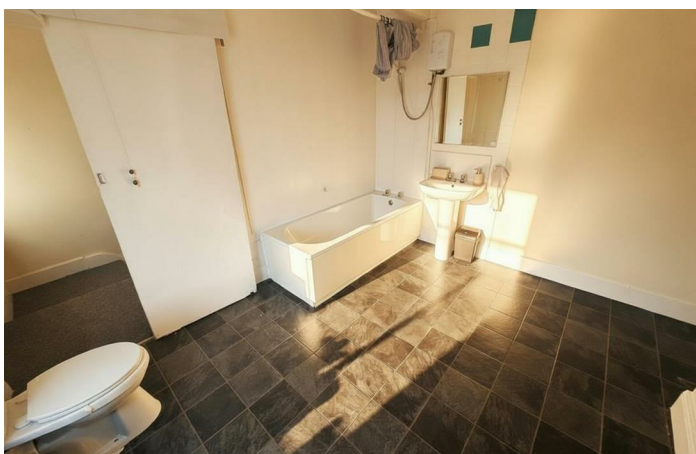
## Steavenson Street

, Bowburn DH6 5AZ

- END TERRACED HOUSE
- LOUNGE THROUGH DINING ROOM
- SPACIOUS BATHROOM
- ON STREET PARKING
- 2 DOUBLE BEDROOMS
- KITCHEN WITH OVEN & HOB
- ENCLOSED REAR YARD
- \*\*SECOND MONTH RENT FREE\*\*

**£575 Per Calendar Month**





## FULL DESCRIPTION

**\*\*SECOND MONTH RENT FREE\*\***

Conveniently located end terraced house available immediately. Accessed via a UPVC entrance door to the hallway, lounge through dining room and fitted kitchen with electric oven and gas hob. Stairs from the hallway leads to the first floor landing, 2 bedrooms and spacious bathroom.

Externally there's on street parking to the front and an enclosed yard to the rear.

Gas central heating with radiators to all rooms and UPVC double glazing.

Part furnished, contact us directly to arrange a viewing.

## 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 HALLWAY

UPVC entrance door leading to hallway with laminate flooring, radiator, coved ceiling and stairs to the first floor landing.

## LOUNGE

13'1" x 12'7"

Laminate flooring, coved ceiling and double radiator. Opening onto the dining room.

## DINING ROOM

14'4" x 13'3"

Feature fire surround, laminate flooring and under stair storage cupboard.

## KITCHEN/DINING ROOM

20'0" x 5'10"

Range of floor and wall units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks, double radiator, integrated electric oven and gas hob, plumbing for washer, vinyl flooring and door to rear yard.

## LANDING

Radiator and storage cupboard.

## BEDROOM 1

8'2" x 12'7"

Double radiator.

## BEDROOM 2

8'2" x 15'8"

Double radiator.

## BATHROOM

11'5" x 10'2"

Panel bath with overhead electric shower, low level w.c, wash hand basin and vinyl flooring.

## REAR YARD

With outside tap..

#### **EPC.**

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0813-8040-2102-0421-1002>

#### **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.

#### **CLIENT MONEY PROTECTION.**

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

#### **TENANT FEES.**

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 + VAT charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

#### **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.

#### **PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.

#### **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.