



Henry Avenue

Bowburn DH6 5EN

Offers In The Region Of £150,000







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# Henry Avenue

Bowburn DH6 5EN



- Highly sought after location
- EPC RATING - D
- Stylish bathroom

- No chain involved
- Modern neutral decor
- Landscaped rear garden

- Extended with three/four bedrooms
- Refitted kitchen
- Easy access to Durham City and the A1(M)

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this greatly extended semi detached house within the popular area of Bowburn. The property is within easy reach of Durham City, having superb public transport links and access to local amenities. The property has a spacious and flexible layout with the potential for one of the reception rooms to be used as a fourth bedroom, making it ideal for growing families or those requiring a ground floor bedroom.

With modern, neutral decor the property has a floor plan comprising of an entrance hallway, spacious living room with feature fireplace and french doors opening to the rear garden, reception room/bedroom four and refitted kitchen. To the first floor there are three well proportioned double bedrooms and bathroom/WC. Externally there is a low maintenance garden to the front and an enclosed, landscaped garden to the rear.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC door. Having stairs leading to the first floor and radiator.

### Kitchen

11'9" x 7'4" (3.60 x 2.26)

Fitted with a comprehensive range of modern units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, plumbing for a washing machine and dishwasher and fridge/freezer space. Having a UPVC double glazed window to the front, wall mounted combi gas central heating boiler, radiator and external door to the side.

### Living Room

16'5" x 10'11" (5.01 x 3.33)

Spacious reception room with UPVC double glazed french doors to the rear garden, a feature fireplace housing an electric fire, coving and laminate flooring.

### Bedroom Four/Reception Room

12'3" x 9'7" (3.74 x 2.93)

Currently used as a bedroom, this room offers the flexibility to be used to suit the needs of any buyer. Having UPVC double glazed windows to the rear and side, laminate flooring and a radiator.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the front, storage cupboard, laminate flooring and radiator.

### Bedroom One

12'11" x 8'10" (3.95 x 2.71)

Double bedroom with a UPVC double glazed window to the rear, storage cupboard, laminate flooring and radiator.

### Bedroom Two

12'2" x 9'7" (3.73 x 2.93)

Double bedroom with a UPVC double glazed window to the rear, laminate flooring and radiator.

### Bedroom Three

12'1" x 7'3" (3.70 x 2.21)

Further well proportioned bedroom with a UPVC double glazed window to the side, laminate flooring and radiator.

### Bathroom/WC

7'3" x 6'3" (2.22 x 1.91)

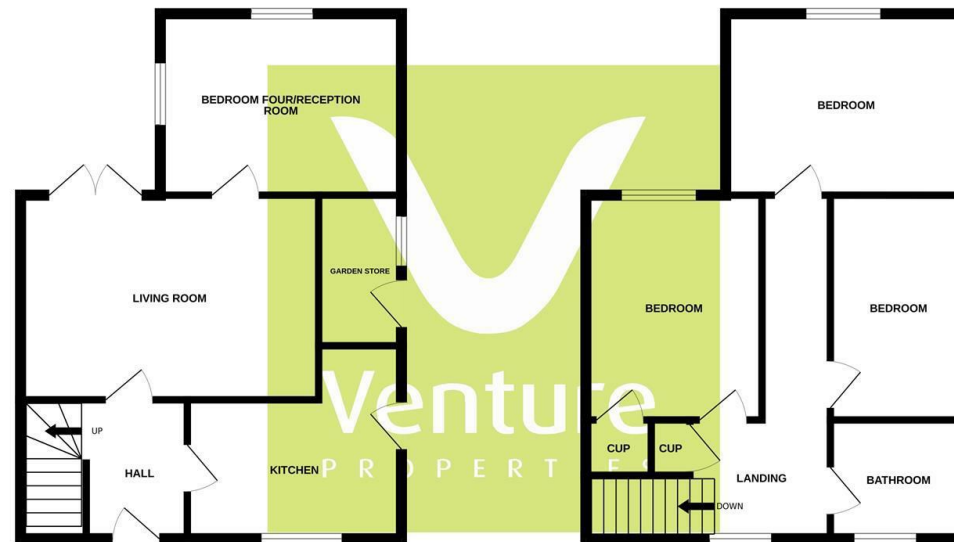
Stylish refitted bathroom comprising of a bath with mains fed shower over, hand wash basin and WC set to a vanity unit, recessed spotlighting, heated towel rail and UPVC double glazed opaque window to the rear.

## EXTERNAL

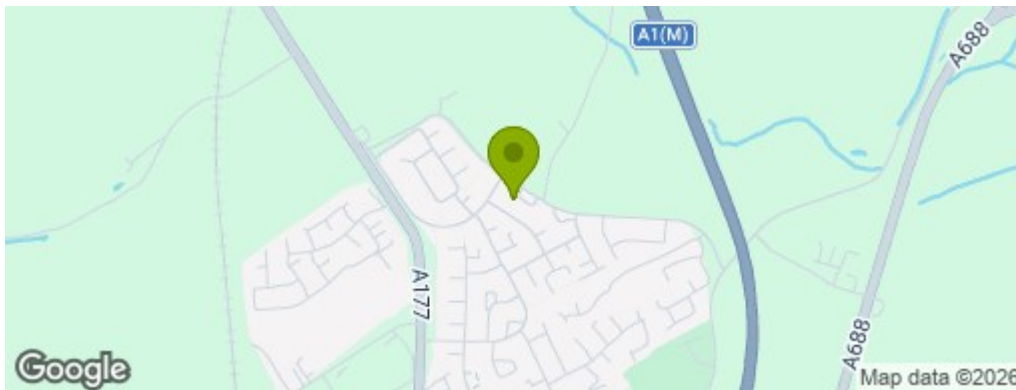
To the front of the property is a low maintenance garden, whilst to the rear is a landscaped garden with patio area and walkways, lawn and storage shed.

GROUND FLOOR

FIRST FLOOR



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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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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