

**STUART
EDWARDS**



Walker Street
Bowburn, Durham DH6 5BG

- Mid Terraced House
 - 2 Bedrooms
 - Kitchen/Diner
- Rear Yard & Garden
- Excellent Road Links
- In Good Order
 - Lounge
- Bathroom With Shower
- Unfurnished

£625 PCM



Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

Well presented mid terraced house, available immediately on an unfurnished basis.

The living accommodation comprises: lounge and kitchen/dining room with space for a dining table. To the first floor there's a landing, 2 bedrooms and full bathroom suite with a separate shower.

Externally there's a rear yard and garden.

Benefiting from gas central heating and UPVC double glazing.

Sure to prove popular, internal inspection is essential.

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 Fulfillment 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.

LOUNGE

13'5" x 13'9"

Two alcoves, laminate flooring and radiator.

KITCHEN/DINER

17'5" x 8'6"

Range of floor and wall units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, washer, coving, vinyl flooring, radiator, under stair storage cupboard, integrated electric oven, oven, extractor hood, fridge and freezer. UPVC double glazed rear entrance door to yard. There is also space for a dining table.

FIRST FLOOR LANDING

BEDROOM 1

13'9" x 13'5"

Double radiator and storage cupboard.

BEDROOM 2

11'10" x 8'6"

Radiator.

BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath, separate shower cubicle with mains fed shower, tiled walls and radiator.

REAR YARD & GARDEN

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2379-7140-2002-1571>

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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.

