

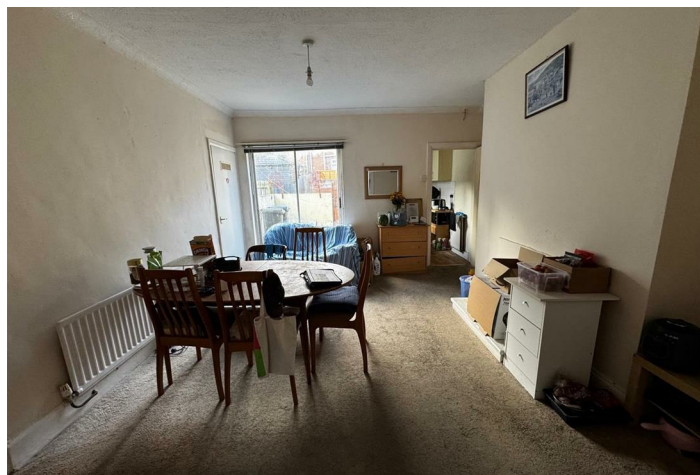
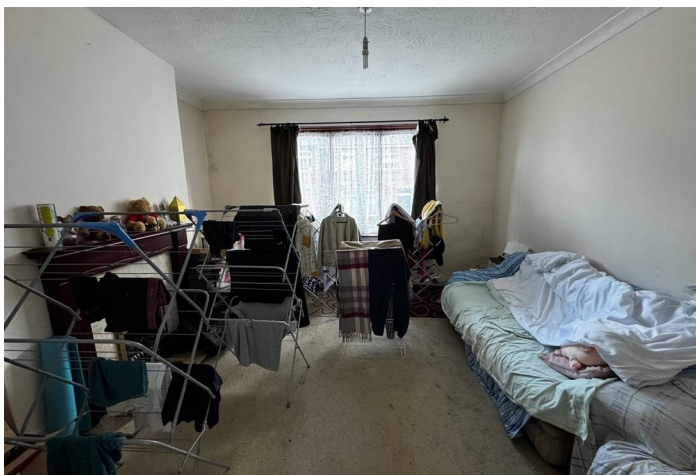
STUART EDWARDS



Clarence Street Bowburn, Durham DH6 5BB

- INVESTMENT OPPORTUNITY
- CURRENTLY LET AT £500PCM
- SHOWER ROOM & CLOAKROOM WC
 - REAR YARD
 - NO ONWARD CHAIN
- 3 BEDROOM MID TERRACED HOUSE
 - LOUNGE & DINING ROOM
 - FITTED KITCHEN
 - ON STREET PARKING
- CLOSE TO AMAZON FACTORY & A1(M) MOTORWAY

£75,000





FULL DESCRIPTION

INVESTMENT OPPORTUNITY. Mid terraced house in need of refurbishment works. Currently achieving a rental income of £500PCM.

With a wide range of local amenities, such as a **SUPERMARKET**, on your doorstep and the bus stop is just 2 minute's walk from the property.

Internally the property comprises: entrance hallway, inner hallway, lounge, dining room, fitted kitchen and ground floor shower room. Stairs from the hallway lead the first floor landing, cloakroom/WC and 3 bedrooms.

Externally there is on street parking and a yard area to the rear.

Available with no onward chain, 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.

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

Front entrance door leading to hallway with single central heating radiator.

LOUNGE

14'8" x 11'6"

Wooden fire surround with marble hearth and back panel and inset gas fire. stripped wooden floor.

DINING ROOM

13'2" x 9'5"

Inset gas fire, Patio doors leading out to rear yard, stripped wood floor and large storage cupboard housing central heating boiler. Leads through to kitchen.

KITCHEN

10'1" x 5'11"

Range of floor and wall units with laminated worktops and inset single drainer, stainless steel, sink unit. Tiled splashback. Plumbed for auto washer and double central heating radiator. Leads to rear entrance looby with entrance door and through to bathroom/w.c.

SHOWER ROOM

4'11" x 5'9"

Close coupled wc, pedestal wash hand basin, shower cubicle with mains fed shower, vinyl flooring, laminate walls and extractor fan/

BEDROOM 1

8'3" x 15'8"

Stripped pine floor and double radiator.

BEDROOM 2

12'7" x 8'2"

Double central heating radiator.

BEDROOM 3

11'7" x 10'3"

Double central heating radiator.

CLOAKROOM/WC

Close coupled wc, wash hand basin and vinyl flooring.

EXTERNALLY

There is a yard to the rear with wooden storage shed.

TENURE:

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9341-3049-0204-8415-1204>



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 in 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.

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.

WEB SITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on OnTheMarket.com

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.



Council Tax Band: A
EPC Rating: D

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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.