

STUART EDWARDS



Henry Avenue Bowburn, Durham DH6 5EL

- WELL POSITIONED SEMI DETACHED HOUSE
 - 3 BEDROOMS
- KITCHEN WITH WHITE GOODS
- LOW MAINTENANCE GARDENS
- CLOSE TO A1(M) MOTORWAY
- COUNTRYSIDE VIEWS TO FRONT
- LOUNGE, CONSERVATORY & DINING ROOM
- CLOAKROOM/WC & RE-FITTED MODERN SHOWER ROOM
- DETACHED GARAGE
- NO ONWARD CHAIN

Asking Price £130,000





FULL DESCRIPTION

Excellently positioned semi detached house boasting open countryside views to the front. Affordably priced, this is a perfect first time buyer property, available no onward chain.

Accessed via a UPVC entrance door to the hallway, well proportioned lounge with sliding doors leading to the UPVC double glazed conservatory overlooking the garden. Additionally there is a separate dining room, a perfect space for entertaining and fitted kitchen.

Stairs from the hallway lead to the first floor landing with two built-in storage cupboards, 3 bedrooms, 2 of which have a range of fitted wardrobes. A recently re-fitted shower room completes the internal floorplan.

Externally there are enclosed gardens both to the front and rear and a detached garage with remote controlled access door.

Further benefits include: gas central heating with radiators to all rooms and UPVC double glazing throughout. The owner is also willing to include white goods, blinds and curtains within the sale price.

Viewings are recommended.

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

UPVC entrance door leading to hallway with radiator and stairs to the first floor landing.

LOUNGE

16'0" x 12'5"

Stone feature fire surround with inset gas fire, radiator, coved ceiling, wall light points and double glazed sliding door leading to the conservatory.

CONSERVATORY

9'0" x 10'1"

UPVC double glazed with laminate flooring, wall light point, wood panelled walls and access door leading to the garden.

DINING ROOM

10'9" x 11'7"

Wall light points and large radiator. Leading through to the kitchen.

KITCHEN

10'0" x 4'11"

Range of wall and floor units with contrasting laminate worktops and inset stainless steel sink unit with mixer tap. Tiled walls, vinyl flooring, automatic washing machine, freestanding cooker, fridge/freezer and UPVC rear entrance door.

CLOAKROOM/WC

5'8" x 2'2"

Close coupled wc, wash hand basin, tiled flooring and radiator.

FIRST FLOOR LANDING

Two built-in storage cupboards and loft access.

BEDROOM 1

14'7" x 8'0"

Radiator and a range of fitted wardrobes with sliding mirrored doors.

BEDROOM 2

10'3" x 9'6"

Radiator and a range of fitted wardrobes with sliding mirrored doors.

BEDROOM 3

5'10" x 8'3"

Radiator.

SHOWER ROOM

5'6" x 7'5"

Recently re-fitted suite comprising: close coupled wc, vanity storage unit with inset wash hand basin and mixed tap, glass corner shower enclosure with mains fed shower, spot lights décor panelled walls, LVT tiled flooring, chrome heated towel rail and extractor fan.



DETACHED GARAGE

17'3" x 29'2"

Accessed at the rear of the property with remote controlled door.

GARDENS

Laid lawn with gravelled area and fenced boundaries to the front. A side access gates leads to the private low maintenance rear garden with paving and planted shrubs.

FREEHOLD.

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/5036-1824-4600-0806-0206>

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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.



PROPERTY PORTALS.

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THE PROPERTY OMBUDSMAN.

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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: 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.