



The Bowers

Durham City DH1 4EH

Offers In The Region Of £295,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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The Bowers

Durham City DH1 4EH



- Exclusive city location
- EPC RATING - B
- Stylish shower room

- Walking distance to all amenities and Durham University
- Impressive open plan living area
- Garage

- Two double bedrooms
- Superb kitchen with appliances
- Driveway for off street parking

Available with no chain involved, Venture Properties are delighted to offer for sale this superb two bedroom mews style apartment situated in an exclusive location within walking distance to the city centre, university buildings and train station.

The property has accommodation comprising of a welcoming entrance hallway with stairs leading to the first floor where there is an impressive open plan living area which opens to a comprehensively fitted kitchen with a range of appliances, an inner hall with access to the master bedroom, further double bedroom and a stylish shower room. Externally the property has a driveway and large integral garage.

The Bowers is well positioned within easy walking distance to all of the city's shopping and recreational facilities, making it a perfect location for a wide range of buyers.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall

Welcoming entrance hallway with stairs leading to the

first floor, an internal door to the garage, window to the front and staircase leading to the first floor.

FIRST FLOOR

Open Plan Living Area and Kitchen

16'11" x 16'10" (5.17 x 5.14)

Impressive open plan living area with a window to the front, two velux windows to the rear and two radiators.

Kitchen

The kitchen is fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a breakfast bar, built in stainless steel oven with gas hob and extractor over, an integrated fridge. freezer and dishwasher.

Inner Hall

With a velux window, recessed spotlighting, radiator and cupboard housing the combi gas central heating boiler.

Bedroom One

13'5" x 10'1" (4.10 x 3.08)

Double bedroom with window and radiator.

Bedroom Two

13'5" x 8'6" (4.10 x 2.61)

Further double bedroom with a window, velux window, radiator and storage cupboard.

Shower Room/WC

6'4" x 5'5" (1.94 x 1.66)

Stylish shower room comprising of a walk-in cubicle with two showerheads, hand wash basin set to a vanity unit and WC. Having attractive tiling, recessed spotlighting, velux window and heated towel rail.

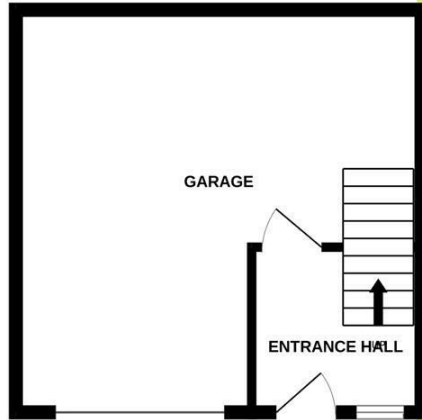
EXTERNAL

To the front of the property is a driveway for off street parking, leading to the garage.

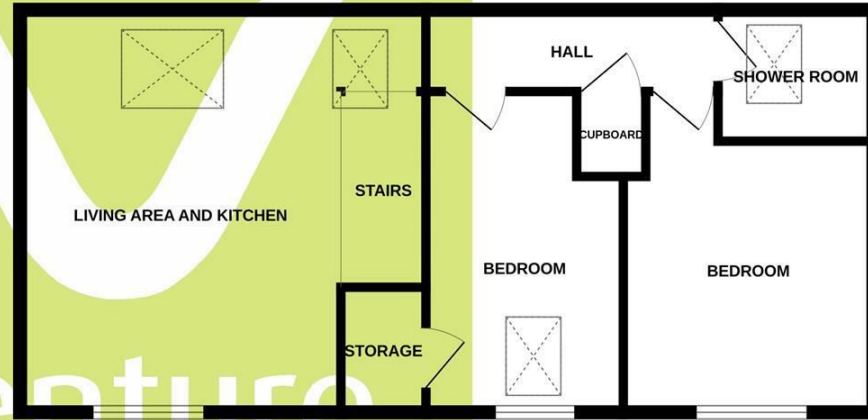
Garage

Large single garage with up and over door, power and lighting, washing machine and tumble dryer.

GROUND FLOOR

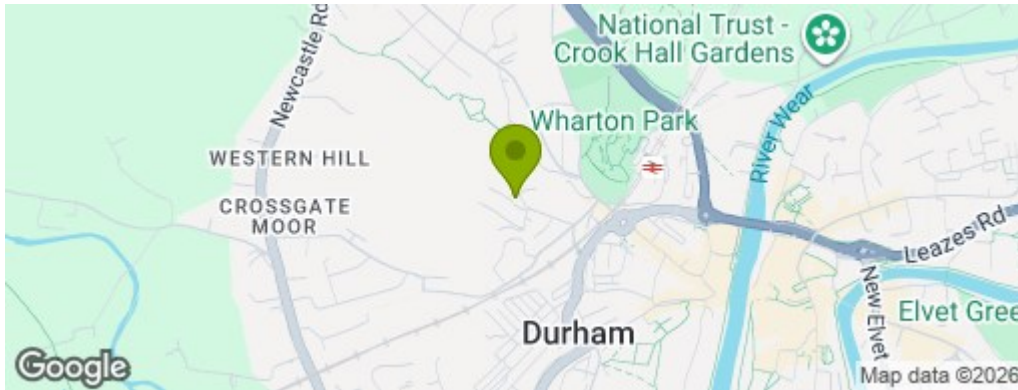


FIRST FLOOR



Venture
P R O P E R T I E S

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: Leasehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.
 Mobile Signal/coverage: Likely with O2 and Three. We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: C Annual price: £2,268 (Maximum 2025)
 Energy Performance Certificate Grade B
 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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