

**STUART  
EDWARDS**



## Surtees Avenue

Bowburn, Durham DH6 5DZ

- WELL PRESENTED SEMI DETACHED HOUSE
- DUAL ASPECT LOUNGE
- BATHROOM WITH BOTH BATH AND SHOWER
- ON STREET PARKING
- 3 MILES FROM DURHAM CITY
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN WITH SOME APPLIANCES & UTILITY ROOM
- GARDENS TO THE FRONT AND REAR
- CLOSE TO THE A1(M) MOTORWAY
- LONG TERM RENTAL

**£700 PCM**

## Council Tax Band: A EPC Rating: C

### FULL DESCRIPTION

Well presented semi detached house situated in a popular and convenient location close to the A1(M) motorway and just 3 miles from Durham City Centre.

Available immediately, unfurnished and on a long term basis.

Accessed via a UPVC entrance door leading to the hallway double aspect spacious lounge, extensively fitted kitchen with some integrated appliances, space for a breakfast table and separate utility room with plumbing for an automatic washing machine and drier.

Stairs from the hallway leads to the first floor landing with loft access, 2 double bedrooms and modern bathroom suite with both bath and shower.

Externally on street parking is available to the front of the property.

The gardens are well laid to the front and rear with lawn area, paved pathways and planted borders.

Benefiting from gas central heating and UPVC double glazing throughout.

Sure to prove extremely popular due to its condition and excellent location. Therefore early reservation is strongly recommended to avoid disappointment.

### 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.

### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2706-2270-2507-6405>

### 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.

### CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

### TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 + VAT charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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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.

