

**STUART
EDWARDS**



Philip Avenue

Bowburn, Durham DH6 5EQ

- RARELY AVAILABLE DETACHED HOUSE
 - LONG TERM LET
- AVAILABLE 15TH JUNE 2026
- BATHROOM & EN-SUITE
- GARAGE & DRIVEWAY
- 3 DOUBLE BEDROOMS
- PROFESSIONALS & STUDENTS
- MODERN AND SPACIOUS THROUGHOUT
- GARDENS
- CLOSE TO DURHAM CITY, A1M & INTEGRA 61/AMAZON

£995 PCM

Council Tax Band: C
EPC Rating: C

FULL DESCRIPTION

****3 DOUBLE BEDROOMS** **RARELY AVAILABLE DETACHED HOUSE** **LONG TERM LET** **CLOSE TO DURHAM CITY, A1M & INTEGRA 61/AMAZON** **RECENT NEW KITCHEN & DECOR** We are delighted to offer this well maintained, spacious 3 bedroom family home to rent, available mid-June 2026. The property is modern & spacious throughout, and is situated on a pleasant corner plot with a double driveway to the front providing off-street parking. EPC Rating C**

Internally, the accommodation comprises: entrance hall, lounge, kitchen-diner with french doors to the rear patio & garden, downstairs WC, inner hallway with stairs to 1st floor landing, master bedroom with en suite, 2 further double bedrooms and family bathroom. Externally, there is an open lawn to the front, plus a double driveway leading to an integrated single garage. To the rear and side is a fully enclosed garden, mainly laid to lawn with paved patio area.

Bowburn is a popular commuter village located only a couple of miles from Durham City and immediately adjacent to the new Integra 61 Development & Amazon Fulfillment Centre. The A1M is easily accessible in a matter of seconds, and there is a local shop only minutes' walk from the property. The village has a local nursery and primary school, and secondary schooling is available nearby.

ROOM DIMENSIONS

- Lounge - 16'11 x 10'11
- Kitchen-Diner - 12'9 x 10'9
- Bedroom 1 - 13'3 x 10'10
- Bedroom 2 - 13'3 x 9'1
- Bedroom 3 - 11'4 x 7'8

EPC

EPC Rating - C
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3330-6220-8009-0830-0222>

Important Info

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.

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Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

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 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.

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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.

