



Mccormick Close

Bowburn DH6 5BY

Offers In The Region Of £149,995





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Mccormick Close

Bowburn DH6 5BY



- Early viewing highly recommended
- EPC RATING - C
- Ground floor WC

- Easy access to Durham City
- Impressive open plan kitchen/diner
- Double length driveway

- Three well proportioned bedrooms
- Living room with french doors to the garden
- Close to the A1(M) for commuting

Situated on a corner plot within the popular residential location of Bowburn, Venture Properties are delighted to offer for sale this attractive three bedroom semi detached house. One of the more interesting and more rarely available house styles, it should appeal to growing families.

The impressive floor plan comprises of an entrance hall with cloakroom/WC, spacious living room with french doors to the rear garden and fantastic open plan kitchen and dining room, which is perfect for modern living and entertaining. To the first floor there is a large master bedroom, further double bedroom with built in storage and a well proportioned single bedroom, as well as the modern family bathroom. Externally there is a lawned garden to the front and driveway parking for two vehicles to the side, whilst to the rear is an enclosed low maintenance garden.

The property is located within easy reach of Durham City and the A1(M) making it ideal for commuting. It is also within walking distance to local amenities.

Viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

With stairs leading to the first floor, telephone point and radiator.

WC

With hand wash basin, tiled splashback, WC, radiator and UPVC double glazed opaque window to the front.

Living Room

15'5" x 10'5" (4.71 x 3.20)

Spacious living room with a UPVC double glazed window to the front and UPVC double glazed french doors opening to the rear garden, a TV aerial point and radiator.

Open Plan Kitchen and Dining Room

16'1" x 13'8" (4.91 x 4.18)

Impressive open plan kitchen and dining room which is perfect for modern family living and entertaining.

There is a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, a fridge/freezer space, as well as plumbing for a washing machine and dryer space. Further features include a UPVC double glazed window to the front, a breakfast bar, tiled splashbacks, storage cupboard, radiator and a unit housing the gas central heating boiler.

FIRST FLOOR

Landing

With a UPVC double glazed window to the rear, loft hatch and radiator.

Bedroom One

16'1" x 10'5" (4.92 x 3.18)

Spacious master bedroom with two UPVC double glazed windows to the front, TV/telephone point and a radiator.

Bedroom Two

10'8" x 8'9" (3.26 x 2.68)

Generous double bedroom with a UPVC double glazed window to the front, over stair storage cupboard and radiator.

Bedroom Three

7'7" x 6'5" (2.32 x 1.97)

Further well proportioned bedroom with a UPVC double glazed window the rear and radiator.

Bathroom/WC

8'4" x 5'6" (2.56 x 1.70)

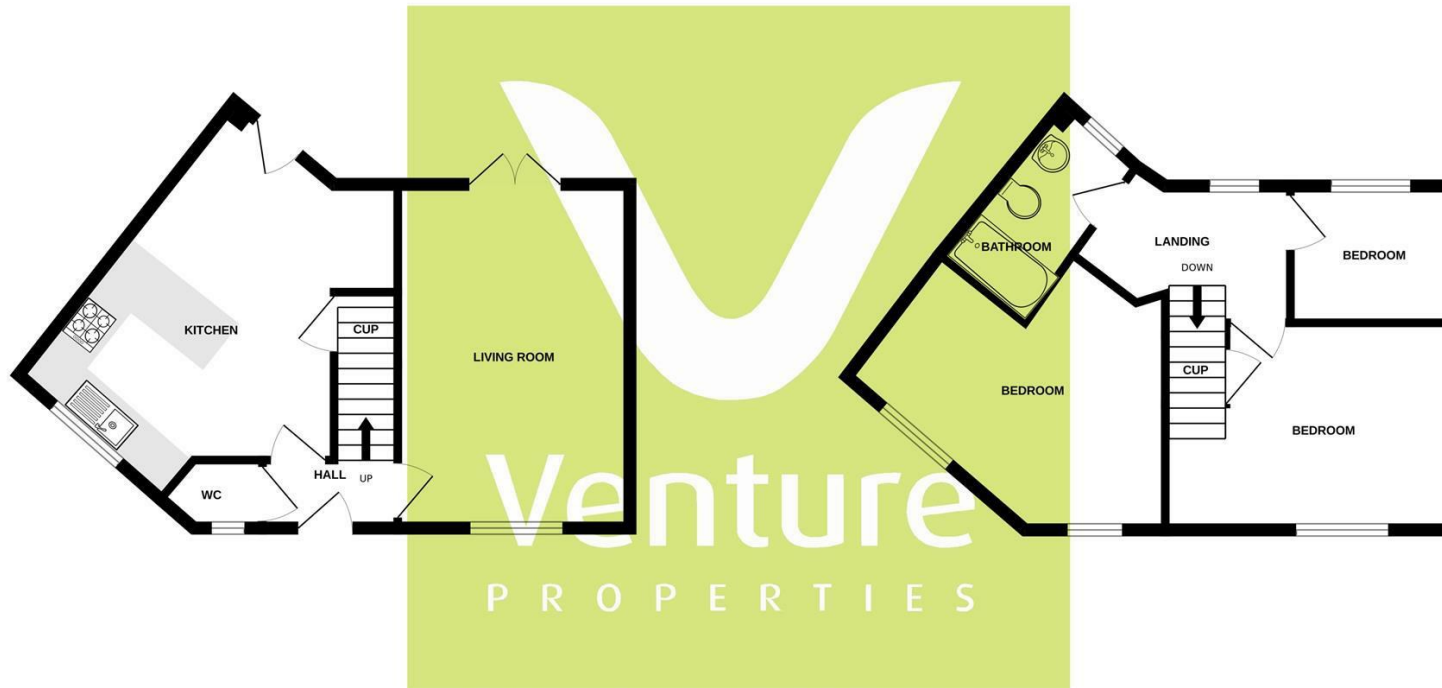
Refitted with a modern white suite comprising of a panelled bath with mains fed shower over, hand wash basin and WC. Having tiled splashbacks, heated towel rail, recessed spotlighting, an extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

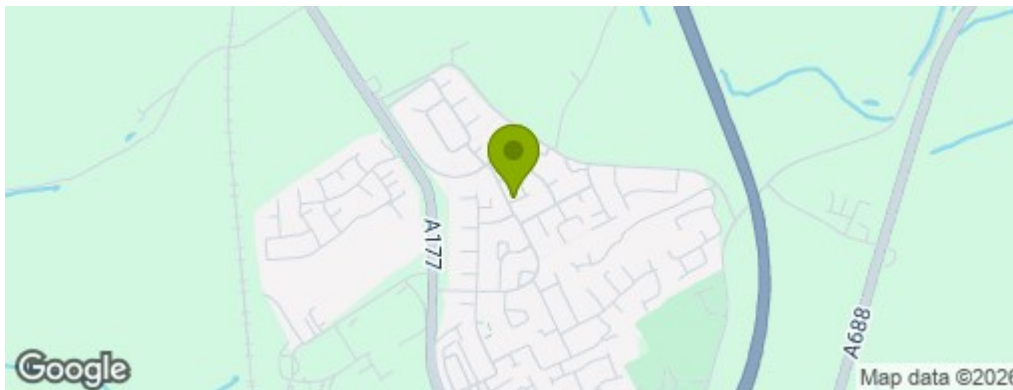
To the front of the property there is a lawned garden, as well as a driveway providing off street parking for two vehicles. At the rear there is a low maintenance fence enclosed garden.

GROUND FLOOR

FIRST FLOOR



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: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade C

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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