



The Leazes

Bowburn, Durham DH6 5AA

- End Terraced House
- Cloakroom/WC
- Kitchen/Diner
- Parking Space
- Garden Area
- 3 Bedrooms
- Lounge
- Bathroom
- Sold with sitting tenant paying £750 pcm

£104,950



FULL DESCRIPTION

ATTENTION INVESTORS! Conveniently located end terraced house situated over 3 floors sold sitting tenant, currently paying £750 pcm.

The living accommodation comprises: entrance lobby, lounge, cloakroom/wc and kitchen diner. To the first floor: landing, 2 double bedrooms and bathroom. A third bedroom is situated on the 2nd floor and is accessed via a conventional staircase.

Externally a parking space is provided and there's a garden area to the side of the property. Having gas central heating and UPVC double glazing. Early viewing is strongly 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. It is immediately adjacent to the new Integra 61 Development & Amazon Fulfilment Centre.

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 LOBBY

With UPVC entrance door and stairs to the first floor.

LOUNGE

18'10" x 12'4"

With under stair storage cupboard.

KITCHEN/DINER

18'8" x 8'2"

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Integrated 5 burner gas hob, electric oven and stainless steel extractor canopy. Plumbed for automatic washing machine, storage cupboard, radiator and UPVC rear entrance door.

CLOAKROOM/WC

Low level wc, wash hand basin and wall mounted central heating boiler.

FIRST FLOOR LANDING

BEDROOM 1

15'3" x 10'6"

Radiator.

BEDROOM 2

15'0" x 9'7"

Radiator.

BATHROOM

Radiator, low level wc, wash hand basin, bath with bath tap shower fitting and glass screen.

2ND FLOOR

BEDROOM 3

14'10" x 11'9"

Accessed via conventional staircase with Velux windows and radiator.

EXTERNALLY

There is a parking space and garden area to the side of the property.

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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8300-2247-0322-5295-3973>

THANK YOU

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: C

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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.

