

# STUART EDWARDS



## The Leazes

Bowburn, Durham DH6 5AA

- End Terraced House
- Cloakroom/WC
- Kitchen/Diner
- Parking Space
- Garden Area
- 3 Bedrooms
- Lounge
- Bathroom
- Unfurnished

£800 Per Month



**Council Tax Band: A**  
**EPC Rating: C**

**FULL DESCRIPTION**

£200 PCM REDUCTION IN RENT FOR THE FIRST 6 MONTHS. Conveniently located end terraced house situated over 3 floors. Available immediately.

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 reservation is strongly recommended.

**AREA INFORMATION**

Bowburn has become a prime location for commuter purposes as it lies ashort drive from the A1(M) Motorway Interchange which provides good roadand 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 Fulfillment 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, electroc 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**

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

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.

