

# STUART EDWARDS



## Wylam Street

Bowburn, Durham DH6 5BD

- MID TERRACED HOUSE
  - LOUNGE
- BATHROOM WITH BATH & SHOWER
  - NO ONWARD CHAIN
- CLOSE TO A1(M) MOTORWAY & AMAZON FACTORY
- 2 DOUBLE BEDROOMS
  - KITCHEN/DINER
  - ENCLOSED REAR YARD
  - IN GOOD ORDER THROUGHOUT
  - FURNISHED

£800 Per Month

**Council Tax Band: A**

**EPC Rating: C**

#### FULL DESCRIPTION

Well presented mid terraced house in good order throughout and available immediately on a furnished basis.

Accessed via a UPVC entrance door to the lobby area, lounge and fitted kitchen/diner with space for a breakfast table and having a rear access door.

Stairs from the lobby leads to the first floor landing with storage cupboard, 2 generous double bedrooms and bathroom with shower.

Externally there's on street parking and an enclosed yard to the rear.

Benefiting from gas central heating via a combi boiler, recent electrical re-wiring and UPVC double glazing throughout.

Viewings are 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.

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

UPVC entrance door leading to the lobby with radiator and stairs to the first floor landing.

#### LOUNGE

15'9 x 14'2

Laminate flooring, double radiator and under stair storage cupboard.

#### KITCHEN/DINER

18 x 9

Range of wall and floor units with laminate worktops and inset stainless steel sink. Stainless steel extractor canopy, plumbed for automatic washing machine and feature tiled splashbacks. Laminate flooring leads through top the dining area with radiator and space for a breakfast table. A UPVC rear entrance door leads to an enclosed yard.

#### FIRST FLOOR LANDING

Storage cupboard.

#### BEDROOM 1

13'2 x 10'6

Radiator, built in wardrobe and built-in cupboard housing the central heating boiler.

#### BEDROOM 2

12 x 9

Double radiator.

#### BATHROOM

White suite comprising, close coupled wc, pedestal wash hand basin, panel bath with electric shower over, tiled splashbacks and radiator.

#### ENCLOSED REAR YARD

#### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2643-8250-2127-4755>

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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.

