

# STUART EDWARDS



## Walker Street Bowburn, Durham DH6 5BG

- END TERRACE HOUSE
  - LOUNGE
- BATHROOM WITH SHOWER
  - GARDEN & YARD
- AVAILABLE IMMEDIATELY
- 2 DOUBLE BEDROOMS
  - KITCHEN/DINER
- OPEN ASPECT TO FRONT
- CLOSE TO A1(M) MOTORWAY
- UNFURNISHED

£725 Per Month



**Council Tax Band: A**

**EPC Rating: D**

#### FULL DESCRIPTION

Conveniently located end terraced house with an open aspect to the front Available immediately on an unfurnished basis.

Accessed via a UPVC entrance door to the living accommodation comprises, small entrance hallway, lounge with feature fire surround and fitted kitchen with integrated oven and hob. To the first floor, landing with cupboard housing the central heating boiler, 2 double bedrooms and full bathroom suite with shower.

Externally there's a garden over the lane to the front and yard area to the rear.

Benefiting from gas central heating with radiators to all rooms and UPVC double glazing throughout.

Available immediately on a long term basis, early reservation 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.

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 PORCH

With UPVC entrance door leading to small hallway with stairs to the first floor landing.

#### LOUNGE

14'3" x 14'0"

Double radiator and pine feature fire surround with inset living flame gas fire and marble hearth.

#### KITCHEN/DINER

17'10" x 8'9"

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric oven, ceramic hob and extractor hood. Under stair storage cupboard, double radiator and UPVC rear entrance door.

#### FIRST FLOOR LANDING

Cupboard housing central heating boiler.

#### BEDROOM 1

14'2" x 10'4"

Double radiator and built-in storage cupboard.

#### BEDROOM 2

12'0" x 9'0"

Double radiator.

#### BATHROOM

White suite comprising: low level wc, wash hand basin, panel bath with mains fed shower over and folding screen, feature tiling and radiator.

#### EXTERNALLY

Garden situated over the front lane to the front and rear yard.

#### EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2290-1195-0922-7226-3923>

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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.

