

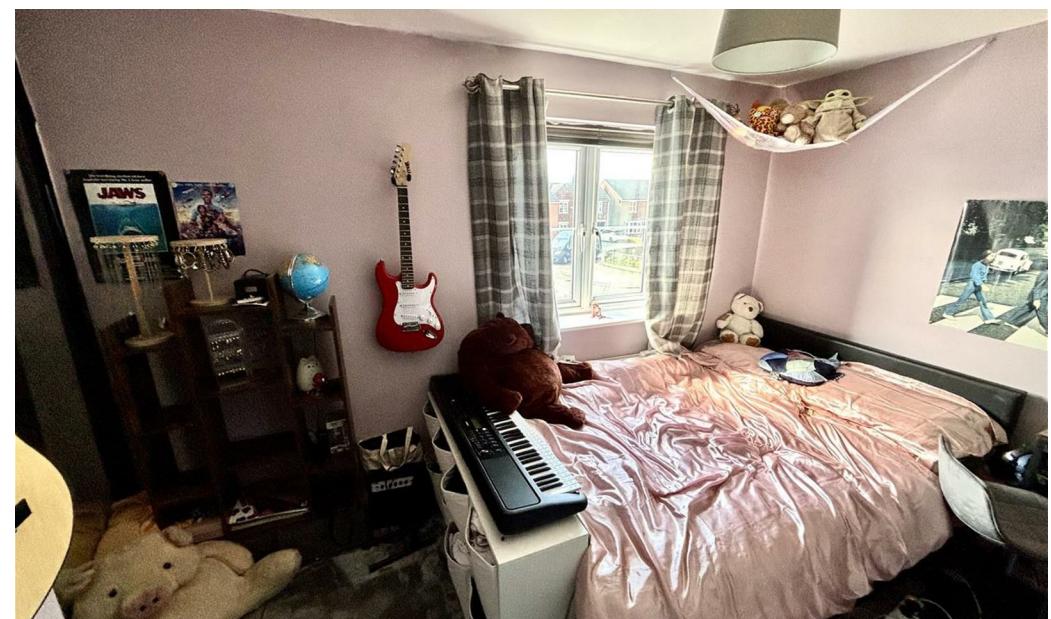


**Grange Way**

Bowburn DH6 5PL

Offers In The Region Of £130,000





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# Grange Way

Bowburn DH6 5PL



- Corner plot
- EPC RATING - C
- Stylish bathroom with jack and jill door to bedroom two

- Perfect for FTBs or downsizers
- Two double bedrooms each with wardrobes
- Enclosed rear garden

- Kitchen/diner with integrated appliances
- Master bedroom with en-suite shower room
- Allocated parking for two vehicles

## SOLD STC - SIMILAR PROPERTIES REQUIRED!

A superb opportunity to purchase this two bedroom, two bathroom property situated on a highly sought after estate within Bowburn. A perfect starter home with modern fixtures and fittings, early viewing is highly recommended.

The well planned accommodation comprises of a welcoming entrance hall with useful ground floor WC, a spacious living room with french doors opening in to the rear garden and a kitchen/diner having a full range of integrated appliances. To the first floor are two well proportioned double bedrooms, the master with en-suite shower room and a further stylish bathroom. Externally the property enjoys a corner plot with two parking spaces to the side and an enclosed lawned garden with patio area to the rear. The property has also modern conveniences including UPVC double glazing and combi gas central heating.

Bowburn is perfectly located only a short drive from Durham City and the A1(M) for commuting.

## GROUND FLOOR

### Hall

Welcoming hallway with stairs to leading to the first floor, understairs storage cupboard and radiator.

### WC

Comprising of a WC, hand wash basin, tiled splashback, extractor and radiator.

### Kitchen/Diner

14'5" x 7'6" (4.41 x 2.30)

Fitted with a contemporary 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 gas hob with extractor, an integrated fridge, freezer, washing machine and dishwasher. Further features include a UPVC double glazed window to the front, a cupboard housing the combi gas central heating boiler, a larder unit, tiled splashbacks and radiator.

### Living Room

13'11" x 10'1" (4.25 x 3.09)

Spacious reception room with UPVC double glazed french doors to the rear garden, electric fire and radiator.

## FIRST FLOOR

### Landing

With a useful storage cupboard and loft access.

### Bedroom One

10'1" x 10'0" max (3.08 x 3.07 max)

Spacious double bedroom with a UPVC double glazed window to the rear, fitted wardrobe and radiator.

### Ensuite

8'8" x 4'7" (2.65 x 1.40)

Comprising of a cubicle with mains fed shower, pedestal hand wash basin and WC. Having tiled splash backs, extractor fan, UPVC double glazed opaque window to the rear and radiator.

### Bedroom Two

13'10" x 8'5" max (4.24 x 2.57 max)

Further generous bedroom with a UPVC double glazed window to the front, a built in wardrobe and radiator. With a Jack and Jill door to the bathroom.

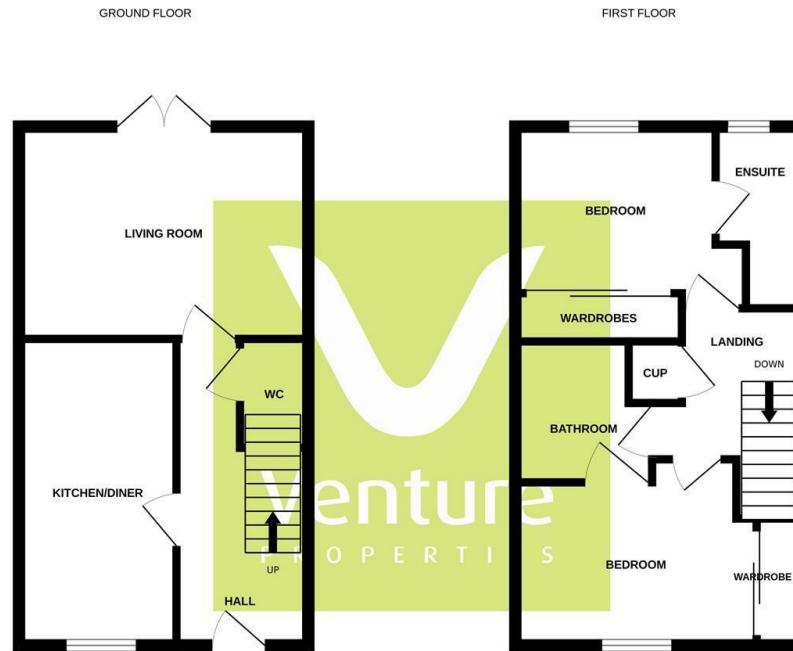
### Bathroom/WC

6'4" x 6'2" (1.94 x 1.90)

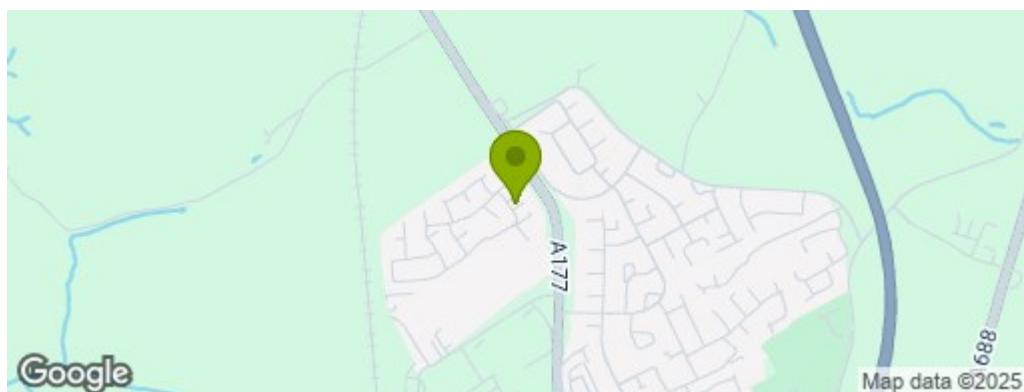
Fitted with a panelled bath, pedestal hand wash basin and WC. Having tiled splash back, extractor, radiator and UPVC double glazed opaque window to the side.

### EXTERNAL

The property enjoys a corner plot with lawned garden to the front and two parking spaces to the side. At the rear is an enclosed garden with lawned, patio area, shed and access gate.



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 sale and marketing 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 upload speed 10,000 Mbps. Highest available download speed 220 Mbps.  
 Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: B Annual Price: £1,984 (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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