



Victoria Square

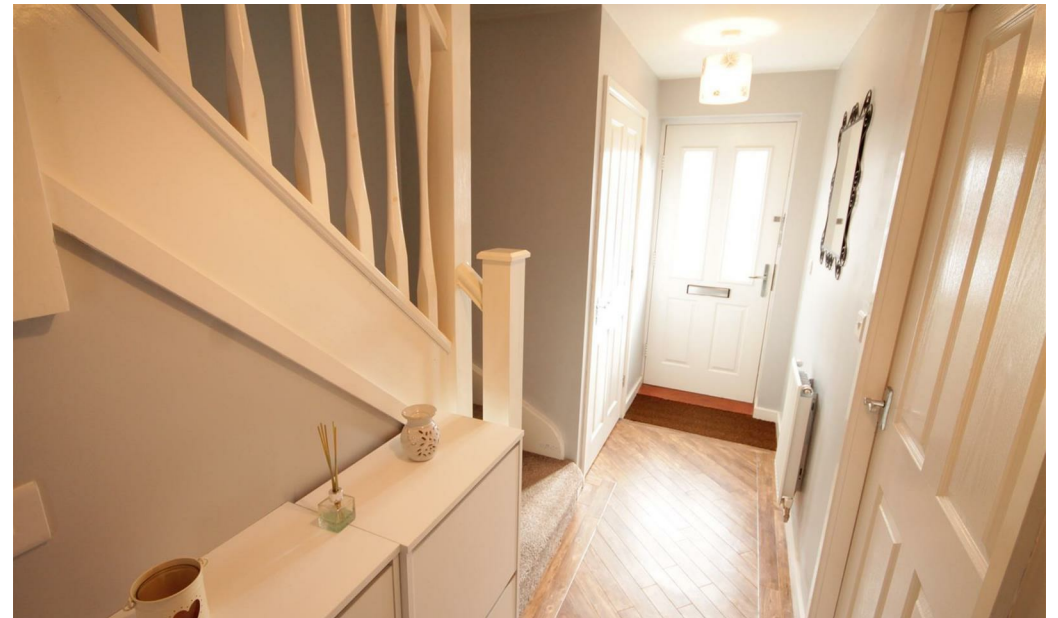
Bowburn DH6 5BZ

Offers In The Region Of £114,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Victoria Square

Bowburn DH6 5BZ



- Well presented throughout
- EPC RATING - B
- Cul de sac position

- Easy access to Durham City and the A1(M)
- Larger than average garden
- Ideal starter home

- Two double bedrooms
- Modern kitchen & bathroom
- Popular BTL area

Venture Properties are delighted to offer for sale this light and airy mid link property which offers well proportioned and well presented accommodation throughout.

Having neutral decor, a modern fitted kitchen with breakfast bar, contemporary bathroom and two good sized double bedrooms. The property also has a useful ground floor WC, generous living room with two sets of french doors opening in to the larger than average, easy maintenance rear garden and allocated parking.

The property is located in a cul de sac position within walking distance of local amenities, only five minutes drive from Durham City centre and its wide range of amenities and also with easy access to the A1(M) for commuting across the region.

Viewing is essential for full appreciation.

GROUND FLOOR

Entrance Hall

Welcoming entrance hall having stairs leading to the first floor and radiator.

Cloakroom/WC

With white low level WC, wash basin, radiator and UPVC double glazed opaque window to the front.

Kitchen/Diner

11'8" x 7'6" (3.56 x 2.31)

Fitted with a modern range of base and wall units having contrasting worktops incorporating a stainless steel sink unit and mixer tap, built in stainless steel oven, gas hob and extractor over. With a fridge/freezer space, plumbing for a dishwasher and washing machine, tiled floor and splashbacks, useful breakfast bar, double radiator, unit housed gas central heating boiler and UPVC double glazed window to the front.

Living Room

14'4" x 10'2" (4.39m x 3.10)

Spacious reception room with two sets of UPVC double glazed french doors opening in to the rear garden, understairs storage cupboard, TV aerial point and double radiator.

FIRST FLOOR

Landing

Having radiator and loft hatch.

Bedroom One

14'5" x 8'5" (4.39m x 2.57m)

Generous double bedroom with two UPVC double glazed windows to the rear, radiator and fitted wardrobes providing storage.

Bedroom Two

14'4" x 7'8" (4.39m x 2.34)

Further spacious double bedroom with two UPVC double glazed windows to the front, radiator, TV aerial point and storage cupboard.

Bathroom/WC

Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having part tiled walls, tiled floor, extractor fan, shaving point and extractor fan.

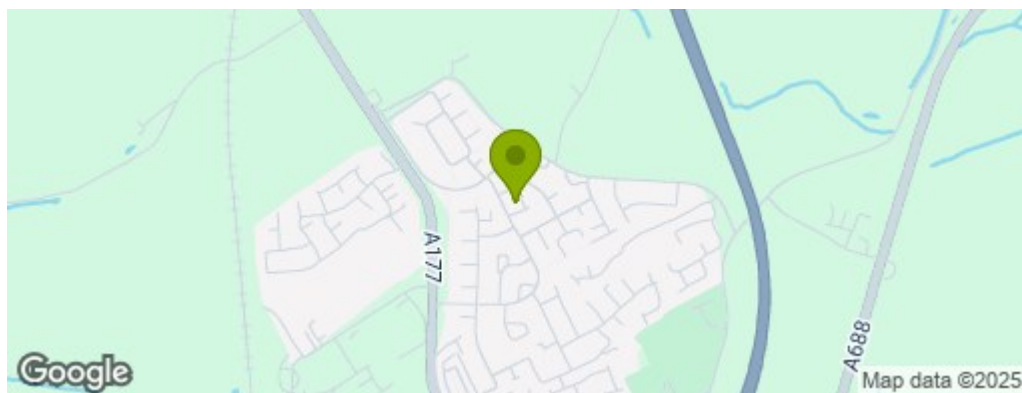
EXTERNAL

To the front of the property is a planted garden and a driveway for off street parking.

To the rear is a larger than average, fence enclosed, lawned garden which has been designed with easy maintenance in mind.

AGENT NOTES

The photos on the advert were taken prior to the current tenant moving in.



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Available with all providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade B

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

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com