



**Hill Top View**

Bowburn DH6 5BU

Offers In The Region Of £150,000



Venture  
PROPERTIES



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# Hill Top View

Bowburn DH6 5BU

- No chain involved
- EPC RATING - B
- Downstairs WC

34 Hill Top View, Bowburn, DH6 5BU. We are acting in the sale of the above property and have received an offer of £143,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent, Venture Properties, 1 Whitfield House, Durham, DH7 8XL, 0191 372 9797, [durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com) before exchange of contracts takes place.

Venture Properties are delighted to offer for sale with no chain involved, this deceptively spacious semi detached house within a sought after development in Bowburn. It is ideally placed for access to Durham City and to the A1(M) for commuting.

The floor plan comprises of a welcoming entrance hallway with WC, modern fitted kitchen and large open plan living and dining room with french doors leading to the rear garden. To the first floor there are three generously proportioned bedrooms, as well as a bathroom. Externally there is driveway parking at the rear and an enclosed garden.

We anticipate that this property will appeal to a wide range of buyers and therefore recommend viewings at your earliest convenience.

## GROUND FLOOR

- Deceptively spacious
- Large open plan kitchen and dining room
- Enclosed garden and driveway



- Three good sized bedrooms
- Modern kitchen
- Small sought after estate

### Hall

Entered via composite door. With stairs leading to the first floor and radiator.

### WC

Comprising of a WC, pedestal wash basin, extractor fan and radiator.

### Kitchen

10'5" x 8'11" (3.20 x 2.72)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the front, radiator and unit housing the combi gas central heating boiler.

### Open Plan Living and Dining Room

16'11" x 15'11" max (5.16 x 4.86 max)

A large reception room with UPVC double glazed french doors to the rear garden with two side windows, a further UPVC double glazed window to the side, three radiators and storage cupboard.

### FIRST FLOOR

### Landing

Having two storage cupboards and access to the loft.

### Bedroom One

14'0" x 8'11" (4.28 x 2.73)

Generous double bedroom with UPVC double glazed windows to the rear and side and a radiator.

### Bedroom Two

13'5" x 8'3" (4.09 x 2.53)

Double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Three

9'2" x 7'4" (2.81 x 2.24)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

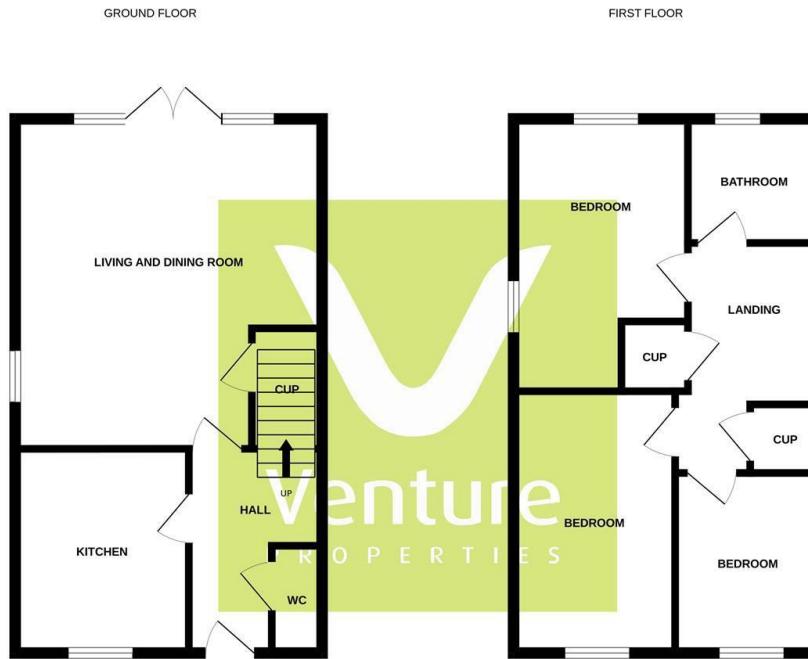
### Bathroom/WC

6'7" x 6'4" (2.01 x 1.94)

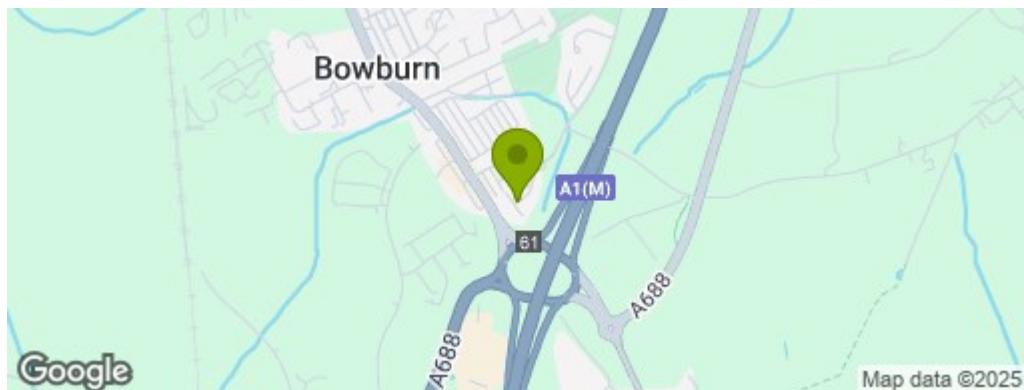
Fitted with a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

### EXTERNAL

To the rear of the property is an enclosed garden with lawn and patio area. There is also driveway parking to the rear of the garden.



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 sales 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

EPC RATING - B : TENURE - FREEHOLD : COUNCIL TAX BAND - B

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