



Leamside Way

Bowburn DH6 5FJ

Offers In The Region Of £165,000





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 firm's 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Leamside Way

Bowburn DH6 5FJ



- Stunning semi detached home
- EPC RATING - B
- Millbeck Grange development by Persimmon Homes

- Presented to showhome standards
- Impressive open plan kitchen and dining room
- South facing landscaped garden and driveway

- Three well proportioned bedrooms
- Master bedroom with ensuite
- 8 years remaining NHBC guarantee

Venture properties are delighted to offer for sale with no chain involved, this immaculate three bedroom semi detached home, presented to showhome standards. Positioned on the highly desirable Millbeck Grange development by Persimmon Homes and still under NHBC guarantee, the property must be seen for full appreciation.

Occupying a pleasant position, the property has accommodation comprising of an entrance hallway with cloakroom/WC, spacious living room and impressive open plan kitchen and dining room which is perfect for modern living and has french doors opening to the rear garden. The kitchen has upgraded units and a full range of integrated appliances. To the first floor there is a master bedroom with ensuite shower room, a double bedroom, further single bedroom and a stylish modern bathroom. Externally there is a driveway for off street parking and a south facing, landscaped garden to the rear.

Leamside Close has excellent access to the A1(M) for commuting across the region and a range of local amenities available within walking distance.

GROUND FLOOR

Hall

Welcoming entrance hallway with stairs leading to the first floor and radiator.

Cloakroom/WC

Comprising of a WC, pedestal wash basin, tiled splashback, extractor fan, heated towel rail and UPVC double glazed opaque window to the front.

Living Room

14'4" x 12'1" (4.37 x 3.69)

Spacious and beautifully presented with a UPVC double glazed window, understairs cupboard, TV point and radiator.

Open Plan Kitchen and Dining Room

15'4" x 8'10" (4.68 x 2.70)

An impressive open plan kitchen and dining room, perfect for modern living and entertaining.

Fitted with a comprehensive range of upgraded units having contrasting work surfaces incorporating a stainless steel sink unit with mixer tap, a stainless steel oven and gas hob with stainless steel extractor over and integrated appliances including a fridge, freezer, dishwasher and washing machine. Further features include recessed spotlighting, radiator, a UPVC double glazed window and french doors opening in to the rear garden.

FIRST FLOOR

Landing

With a storage cupboard and access to the loft.

Bedroom One

9'8" x 9'6" min (2.96 x 2.90 min)

Generous double bedroom with a UPVC double glazed window to the front, radiator and overstairs storage cupboard.

Ensuite

Stylish ensuite comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window.

Bedroom Two

9'2" x 7'6" (2.81 x 2.31)

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

Bedroom Three

7'6" x 5'9" (2.31 x 1.77)

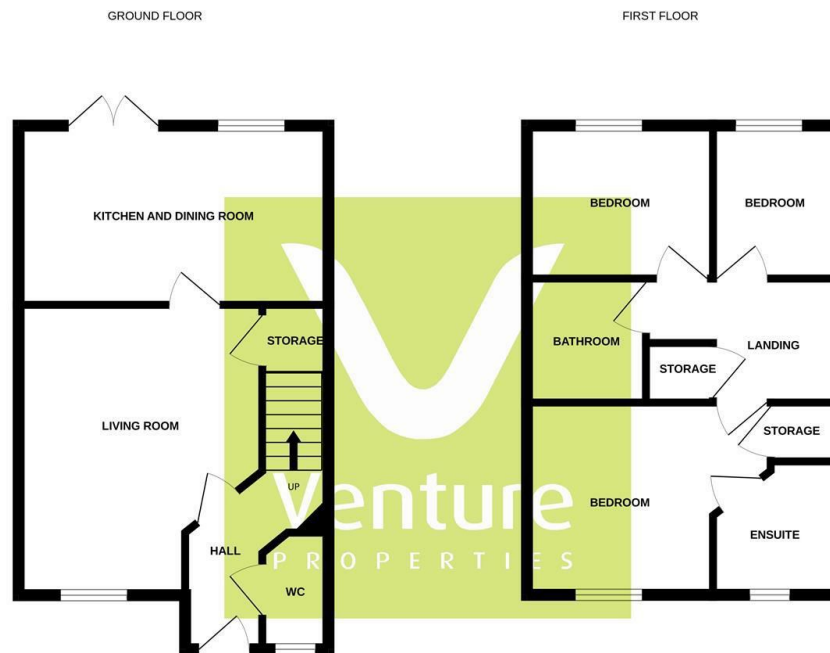
Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

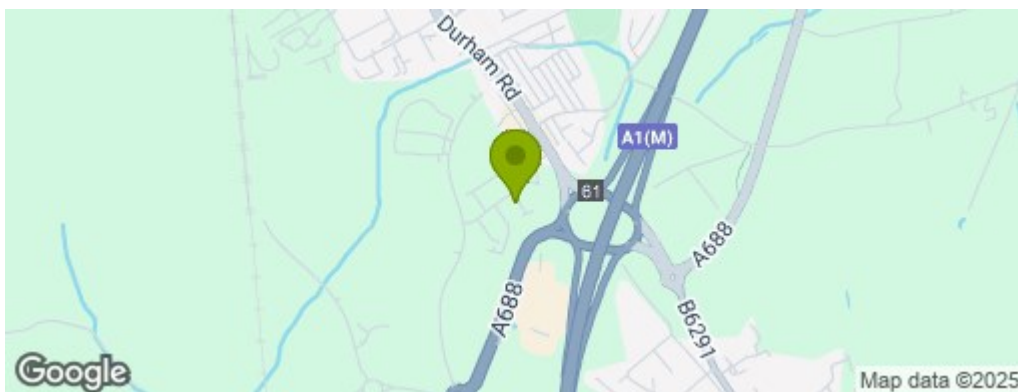
Luxurious bathroom comprising of a panelled bath, pedestal wash basin and WC. With tiled splashbacks, extractor fan, heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property is a lawned garden and driveway for off street parking, whilst to the rear is a lovely, south facing, landscaped 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 illustrative 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.
Made with Metropix ©2024



Property Information

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

0191 3729797

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