



Grange Way
Bowburn DH6 5PN

Offers In The Region Of £122,500





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.



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Grange Way

Bowburn DH6 5PN

- Ideal starter home
- EPC RATING - C
- Upgraded GCH boiler

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Ideal for first time buyers or those looking to downsize, this attractive two bedroom, end link house is situated on a highly sought after estate. It has easy access to Durham City, regular public transport services and the A1(M) interchange for commuting is nearby.

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 comprehensively fitted kitchen. To the first floor, there is a master with fitted wardrobes and storage, a further well proportioned bedrooms and a stylish bathroom with recently upgraded shower. Externally the property enjoys a corner plot with driveway to the side and an enclosed garden to the rear. The property has also modern conveniences including UPVC double glazing and an upgraded combi gas central heating boiler.

GROUND FLOOR

Hall

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

- Also perfect for those looking to downsize
- Two bedrooms
- Living room with french doors to the rear garden



- Highly sought after estate
- Corner plot with driveway
- Stylish bathroom with recently upgraded shower

WC

Comprising of a WC, hand wash basin, tiled splashback, extractor, radiator and UPVC double glazed window to the front.

Kitchen

11'6" x 6'9" (3.51 x 2.06)

Fitted with a comprehensive 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, as well as space for a fridge/freezer and plumbing for a washing machine. Further features include a UPVC double glazed window to the front, a cupboard housing the upgraded combi gas central heating boiler, tiled splashbacks and a radiator.

Living Room

13'4" x (4.07 x)

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

FIRST FLOOR

Landing

With ladder access to the loft which is boarded for storage.

Bedroom One

13'4" x 10'2" (4.07 x 3.12)

Double bedroom with two UPVC double glazed windows to the front, fitted wardrobes, further storage cupboard and radiator.

Bedroom Two

11'5" x 6'7" (3.49 x 2.02)

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

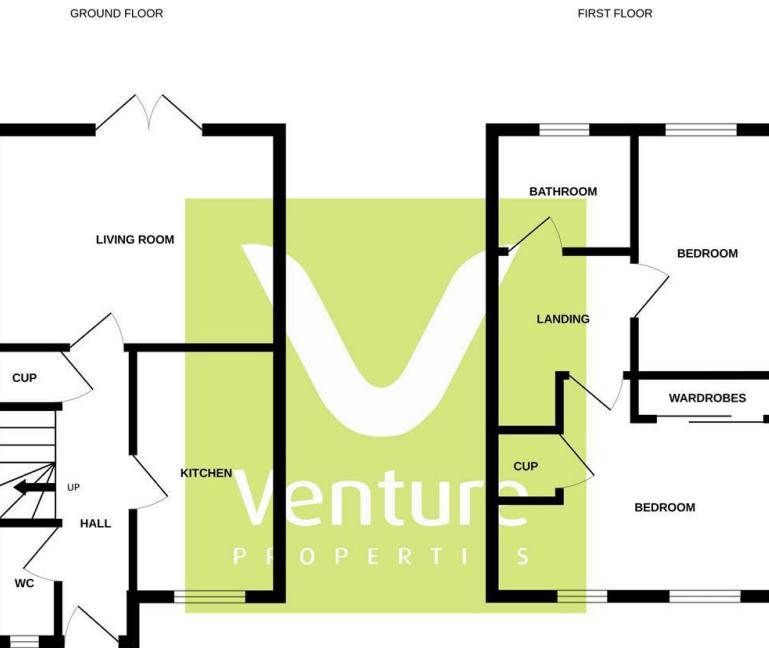
Bathroom/WC

6'4" x 5'6" (1.94 x 1.70)

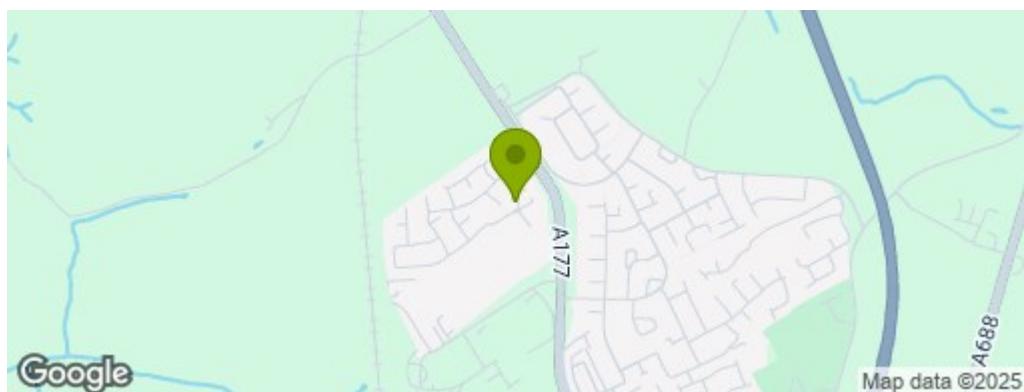
Fitted with a panelled bath having recently fitted thermostatically controlled shower over, pedestal hand wash basin and WC. Having tiled splash back, extractor, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a planted garden and lawned area extending out to the side of the house where you will find a driveway for off street parking. At the rear is an enclosed garden with lawn, patio area and shed.



Whilst every attempt has been made to insure 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 indicative purposes only and should not 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 speed up to 10000 Mbps
 Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend contacting your service provider for further information
 Council Tax: Durham County Council, Band: A Annual Price : £1,701 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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