



18 Edward Avenue, Bowburn, DH6 5EB
£600 Per Calendar Month

Venture
PROPERTIES

Venture Properties are delighted to offer to let, this spacious three bedroom semi detached house in the popular area of Bowburn within easy reach of Durham City and the new Amazon distribution centre. Having superb public transport links, as well as easy access to the A1(M) and close to local amenities.

With a floor plan comprising of an entrance porch and hallway with ground floor WC, spacious open plan living and dining room and comprehensively refitted kitchen. To the first floor are three well proportioned bedrooms, all with built in storage, and a bathroom with refitted white suite. Externally there is a large garden to the rear and off street parking to the front.

Early viewing is highly recommended to avoid disappointment.

EPC Rating D

GROUND FLOOR

Entrance Porch

Entered via UPVC double glazed door. Having full length UPVC double glazed windows and an internal door to the hall.

Hall

With stairs leading to the first floor, radiator and UPVC double glazed opaque window to the front.

WC

Having a low level WC and UPVC double glazed opaque window to the side.

Open Plan Living and Dining Room

17'5" x 14'2"

Very spacious reception room with UPVC double glazed windows to the front and rear, coving and radiator.

Kitchen

11'9" x 10'9"

Refitted with a modern range of white gloss wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven, stainless steel electric hob with extractor over and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, tiled splashbacks, radiator and UPVC external door to the side.

FIRST FLOOR

Landing

With a UPVC double glazed window to the front.

Bedroom One

14'0" x 10'4"

Generous double bedroom with a UPVC double glazed window to the rear, radiator and cupboard housing the combi gas central heating boiler.

Bedroom Two

10'10" x 10'3"

Double bedroom with a UPVC double glazed window to the rear, two storage cupboards and radiator.

Bedroom Three

10'4" x 6'11"

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

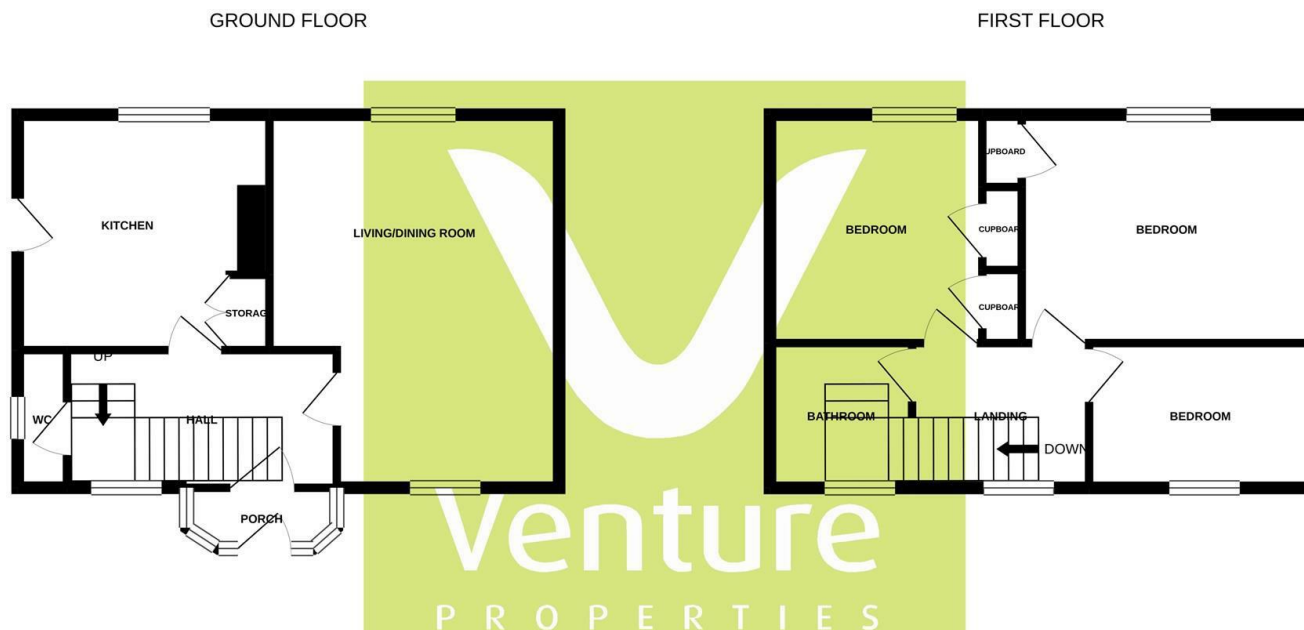
Bathroom/WC

Refitted suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, stainless steel heated towel rail and UPVC double glazed opaque window to the front. (Please note this room has just been replastered and a new image will be taken once painted).

EXTERNAL

To the front of the property there is off street parking

and a lawned garden, whilst to the rear is a large, enclosed lawned garden.



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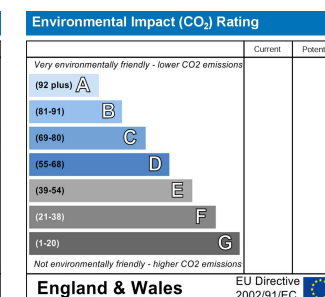
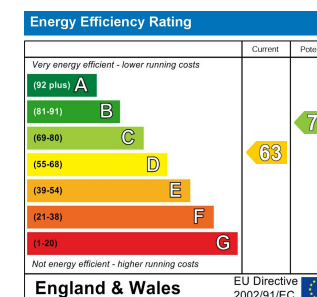


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