



Walker Street

Durham DH6 5BG

£675 Per Calendar Month





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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- Modern neutral decor
- EPC RATING - D
- Large open plan kitchen and diner

- Two double bedrooms
- Regular public transport links to Durham
- Stylish bathroom

- Popular location
- Close to the A1(M) for commuting
- Combi gas central heating

Well presented and offering spacious living accommodation including two good sized double bedrooms, viewing is highly recommended for full appreciation.

The impressive floor plan comprises of an entrance hall leading in to the spacious living room with modern fireplace and lovely fitted kitchen with space to dine. To the first floor there are two generous double bedrooms and stylish bathroom. Externally there is a low maintenance yard to the rear with double gates for off street parking and a generous lawned garden to the front. The property comes with combi gas central heating and UPVC double glazing.

Located within walking distance to a range of local amenities available in Bowburn. There is easy access to Durham City and also to the A1(M) for commuting.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor and wood laminate flooring.

Living Room

14'1" x 13'10" (4.31 x 4.23)

Spacious living room with a UPVC double glazed window to the front, a modern feature gas fire, under stair storage cupboard and radiator. Having double doors leading to the kitchen and dining room.

Kitchen and Dining Room

17'10" x 8'10" (5.45 x 2.70)

Fitted with a comprehensive range of wall and floor units having contrasting work tops incorporating a stainless steel sink unit with mixer tap, a built in oven and hob with stainless steel extractor over, fridge/freezer space and washing machine. Further features include tiled splashbacks and flooring, radiator, two UPVC double glazed windows to the rear and UPVC double glazed door to the yard.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

14'3" x 10'5" (4.35 x 3.19)

Generous double bedroom with a UPVC double glazed window to the front, storage cupboard

housing the combi gas central heating boiler and radiator.

Bedroom Two

12'0" x 8'10" (3.68 x 2.71)

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

Bathroom/WC

12'5" x 5'5" (3.81 x 1.66)

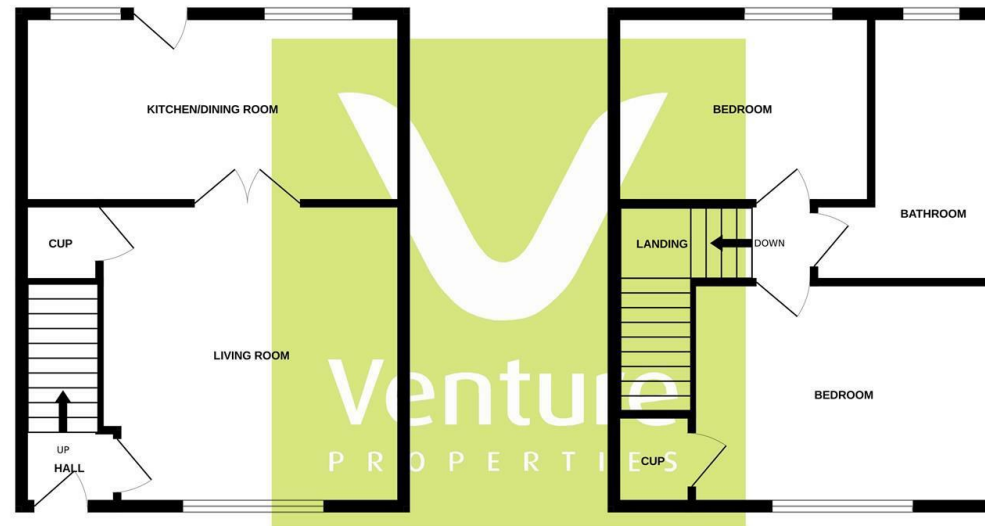
Fitted with a stylish white suite comprising of a panelled bath, cubicle with mains fed shower, hand wash basin and WC. Having tiled flooring and splashbacks, a heated towel rail and UPVC double glazed opaque window to the rear.

EXTERNAL

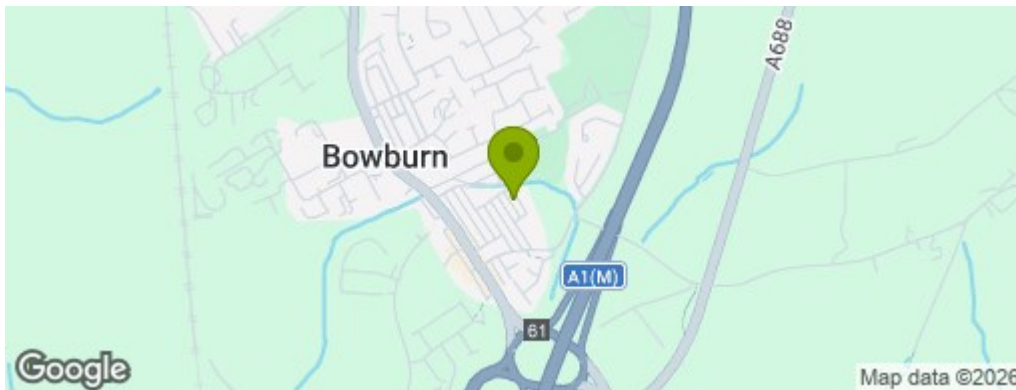
To the rear of the property is an enclosed yard with double gates which can provide off street parking. There is also a generous lawned garden to the front across the access road.

GROUND FLOOR

FIRST FLOOR



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.
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