



## Mary Terrace

Bowburn DH6 5DH

£590 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Mary Terrace

Bowburn DH6 5DH



- Ready to move into!
- EPC RATING - C
- Good public transport links

- Two double bedrooms
- Easy access to Durham City and University
- Off street parking

- Large garden
- Close to the A1(M) and Amazon
- Combi gas central heating and UPVC double glazing

GENEROUS GARDEN & DRIVE - CLOSE TO THE A1 & AMAZON WAREHOUSE - EASY ACCESS TO DURHAM CITY

A fantastic opportunity to rent this lovely semi detached house with two double bedrooms in the sought after location of Bowburn, with a pleasant outlook to the front and close to local shops, schools and amenities.

The spacious floor plan enhanced by gas central heating via a combi boiler and UPVC double glazing comprises of an entrance hall leading in to a generous open plan living and dining room and a refitted kitchen with access to the rear garden. To the first floor the landing leads to two double bedrooms and bathroom, which is fitted with a white suite. Externally there is a lawned garden to the front and a superb rear garden with off street parking and summerhouse.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor and storage cupboard.

## Open Plan Living and Dining Room

17'11" x 10'11" (5.48 x 3.34)

Spacious reception room with two UPVC double glazed windows to the front, a modern wall mounted electric fire and radiator.

### Kitchen

11'6" x 9'9" (3.52 x 2.98)

Recently refitted with a modern range of base and wall units having granite work tops incorporating a sink unit with mixer tap, a built in stainless steel oven and hob with extractor over, plumbing for a washing machine and dishwasher. Having a UPVC double glazed window to the rear, radiator and UPVC door to the rear garden.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side, radiator and loft hatch.

### Bedroom One

12'5" x 10'8" (3.81 x 3.26)

Spacious double bedroom with a UPVC double glazed window to the front of the property, wardrobes, a drawer unit and radiator.

## Bedroom Two

10'3" x 8'10" (3.14 x 2.70)

Further double bedroom situated to the rear of the property with a UPVC double glazed window, fitted wardrobes, storage cupboard and radiator.

### Bathroom/WC

8'1" x 5'0" (2.47 x 1.53)

Refitted with a white suite comprising of a panelled bath with shower over and hand held mixer shower, hand wash basin inset to a vanity unit and WC. Having fully tiled walls and floor, a chrome heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

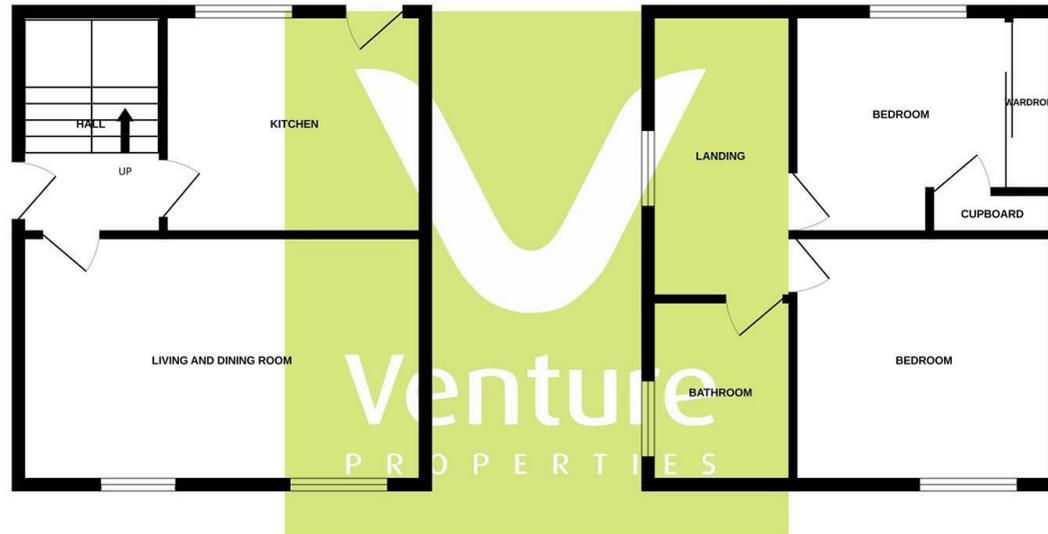
## EXTERNAL

The property enjoys a pleasant outlook over a communal green to the front with an open plan lawned garden. To the rear of the property there is a well maintained lawned garden with patio area and double gates for off street parking.

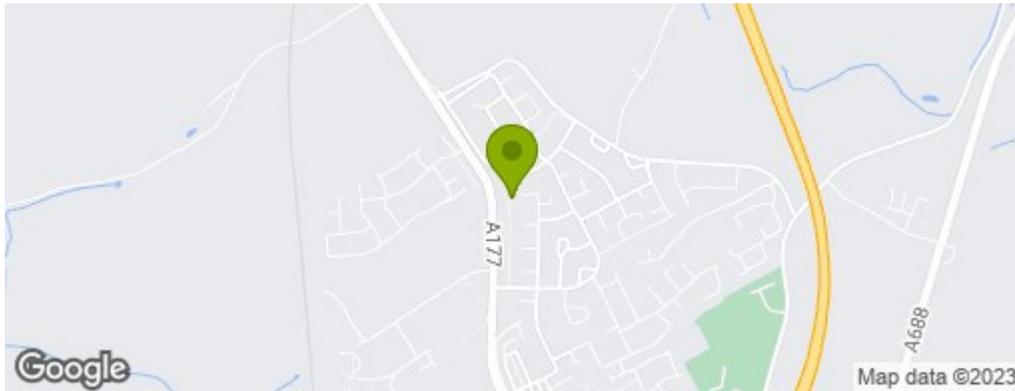
There is also the benefit of a lovely summerhouse situated at the bottom of the garden.

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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## Property Information

EPC RATING - C : COUNCIL TAX BAND - A : UNFURNISHED

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