STUART EDWARDS









Steavenson Street

Bowburn, Durham DH6 5AZ

- INVESTMENT OPPORTUNITY
- LOUNGE & DINING ROOM
- REAR YARD
- IN NEED OF REFURBISHMENT
- CLOSE TO AMAZON FACTORY & A1(M) MOTORWAY
- 3 BEDROOM MID TERRACED HOUSE
- KITCHEN & BATHROOM
- ON STREET PARKING
- NO ONWARD CHAIN

Offers In The Region Of £79,950

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION
INVESTMENT OPPORTUNITY. Mid terraced house in need of refurbishment works. Currently achieving a rental income of £500PCM.
The living accommodation comprises: entrance hallway, lounge, kitchen and bedroom 1/dining room. To the first floor there are a further 3 bedrooms and bathroom.
Externally there is on street parking and a yard area to the rear.
Having gas central heating and UPVC double glazing. Conveniently situated for Durham City and the A1(M) motorway is also close by for commuting throughout the region.
Available with no onward chain, internal inspection is essential.

AREA INFORMATION
Bowburn has become a prime location for commuter purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road and bus links to regional centres including Sunderland, Gateshead and Newcastle. As well as substantially reducing the traffic flow through the village the recently opened Bowburn Bypass has also greatly increased speed of access to all local centres.
The historical city of Durham lies approximately 3 miles away, with its cobbled streets and a range of local and regional retailers including supermarkets and a number of well regarded restaurants and bars. Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.
Also Bowburn is situated only 6 miles from Spennymoor which provides a range of day to day facilities including 24 hour supermarket, doctors and dentist surgeries, bank, shopping and schooling for all ages.
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ENTRANCE HALL
Double radiator, upvc entrance door, stairs to first floor.

BEDROOM 1 / DINING ROOM
Double radiator.

LOUNGE
Radiator, gas fire and large understair cupboard/utiliity

KITCHEN
17'0"m x 6'0"
Stainless steel sink and drainer unit. Rang of floor and wall units with laminate worktops. Vinyl flooring. Upvc door to rear yard.

LANDING
Access to loft space.

BEDROOM 2
8'7" x 14'6"
Radiator, fitted wardrobes.

BEDROOM 3
12'10" x 8'5"
Radiator, fitted wardrobes.

BEDROOM 4
8'8" x 12'2"
Radiator, fitted wardrobes, cupboard housing combi boiler.

BATHROOM
White suite comprising panel bath, low level w.c and wash hand basin. Laminate walls, vinyl flooring and extractor fan.







1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.