



Leamside Way

Bowburn DH6 5FJ

Offers In The Region Of £185,000





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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Leamside Way

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- Three bedroom semi detached home
- EPC RATING - B
- Recently redecorated

- Large master bedroom with ensuite
- Gardens and Garage
- NHBC guarantee

- Impressive open plan kitchen and dining room
- Ground floor WC
- New estate with excellent road links

Venture properties are delighted to offer for sale this spacious, three bedroom semi detached house situated on the highly desirable Millbeck Grange development by Persimmon Homes. Still under NHBC guarantee and having been recently redecorated, the property must be seen for full appreciation.

Occupying a pleasant position, the accommodation comprises of an entrance hallway, spacious living room, inner hall with WC and impressive open plan kitchen and dining room which is perfect for modern living and has double doors opening to the rear garden. To the first floor there is a large master bedroom with ensuite shower room, two further well proportioned bedrooms and a modern bathroom. Externally there is a driveway for off street parking, integral garage, as well as front and rear gardens.

Leamside Close has excellent access to the A1(M) for commuting across the region and a range of local amenities available within walking distance.

GROUND FLOOR

Entrance Hall

Welcoming entrance hallway with radiator and internal door to the living room.

Living Room

15'7" x 10'3" (4.75 x 3.13)

Spacious reception room with a UPVC double glazed window to the front and radiator.

Inner Hall

With stairs leading to the first floor.

WC

Comprising of a low level WC, hand wash basin and radiator.

Open Plan Kitchen and Dining Room

18'9" x 8'1" (5.74 x 2.48)

Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in stainless steel oven and gas hob with extractor over, a fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, UPVC double glazed double doors to the rear garden, a unit housing the combi gas central heating boiler, a radiator and storage cupboard.

FIRST FLOOR

Landing

Having access to the loft, a radiator and storage cupboard.

Bedroom One

18'9" x 9'0" (5.74 x 2.75)

A large double bedroom with three UPVC double glazed windows to the front, fitted wardrobe and radiator.

Ensuite

Comprising of a double cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks, radiator and extractor fan.

Bedroom Two

10'10" x 8'8" (3.31 x 2.66)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom Three

9'9" x 7'2" (2.99 x 2.19)

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

Bathroom/WC

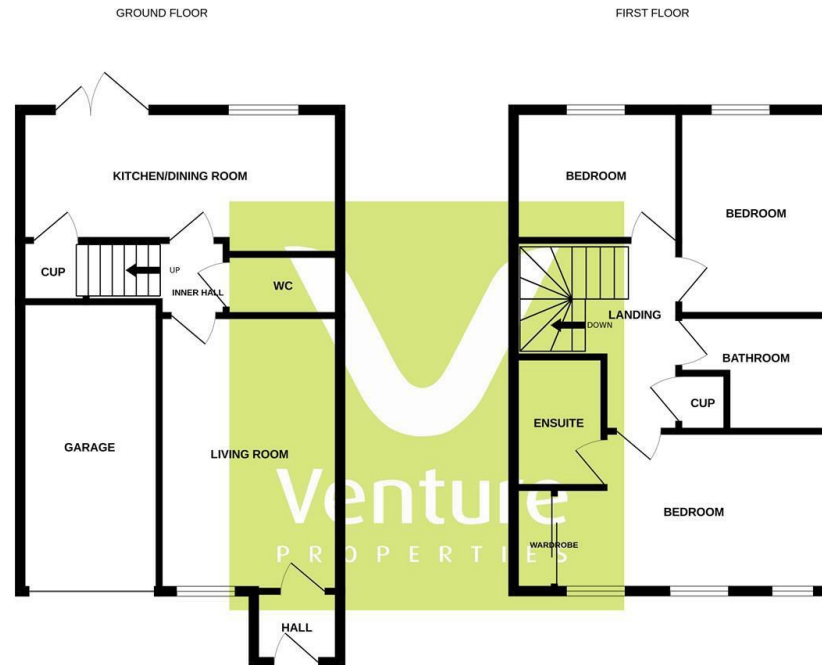
Fitted with a panelled bath, pedestal wash basin and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the side.

EXTERNAL

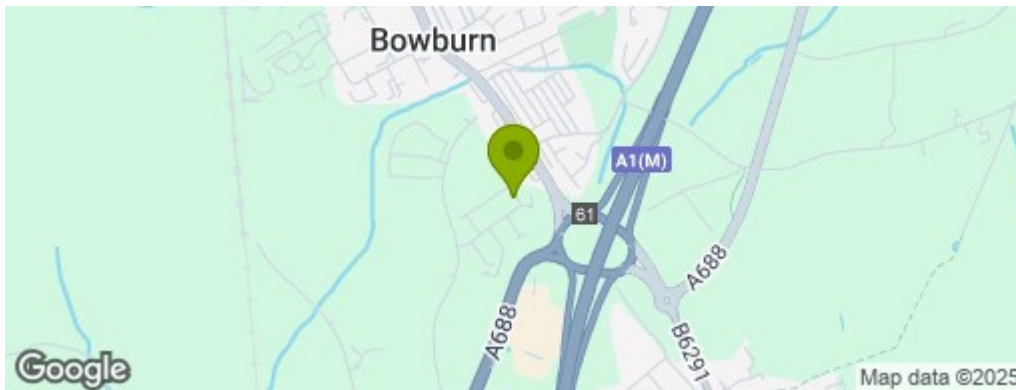
To the front of the property is a lawned garden and block paved driveway for off street parking. At the rear is an enclosed, lawned garden with patio area.

Integral Garage

Having up and over door.



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

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 900 Mbps. Highest available upload speed 110 Mbps.

Mobile Signal/coverage: Likely with O2, EE and Vodafone. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual Price: £2,268 (Maximum 2025)

Energy Performance Certificate Grade B

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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