



Philip Avenue

Bowburn DH6 5EQ

Offers In The Region Of £119,950





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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Philip Avenue

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- No onward chain
- EPC RATING - C
- Driveway

- Large conservatory
- Modern fitted kitchen
- Modern decor

- Two double bedrooms
- Ground floor WC
- Easy access to Durham City and the A1

Venture Properties are delighted to offer for sale with no onward chain this light and airy mid link property which offers spacious and well presented accommodation ideal for first time buyers and buy to let investors.

The spacious floor plan comprises of an entrance hallway with cloakroom/WC leading to a generous living room with two sets of french doors opening in to a conservatory, which greatly adds to the living space. There is also a modern fitted kitchen with breakfast bar. To the first floor offers two double bedrooms both with fitted wardrobes providing ample storage and bathroom fitted with modern white suite. Externally there are low maintenance gardens and a driveway to the front for off street parking.

Philip Avenue is within walking distance to local amenities and has easy access to Durham City and the A1(M).

GROUND FLOOR

Hall

Welcoming entrance hallway with stairs leading to the first floor, recessed spotlighting and radiator.

Cloakroom/WC

With low level WC, wash basin, tiled splashback, radiator and UPVC double glazed opaque window to the front.

Kitchen

11'6" x 7'6" (3.53 x 2.29)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, fridge space and plumbing for a washing machine. Further features include a breakfast bar, a UPVC double glazed window to the front, recessed spotlighting, radiator and cupboard housing the gas central heating boiler.

Living Room

14'7" x 11'8" (4.45 x 3.58)

A spacious reception room having two sets of UPVC double glazed patio doors opening to the conservatory. With recessed spotlighting, radiator, telephone point and understairs storage cupboard.

Conservatory

12'0" x 11'6" (3.66 x 3.52)

An excellent addition to the property, greatly adding to the living space. Having a glass roof, UPVC double glazed windows, laminate flooring, radiator and UPVC double glazed French doors opening to the rear garden.

FIRST FLOOR

Landing

With radiator and access to the loft.

Bedroom One

14'7" x 10'0" (4.45 x 3.05)

Double bedroom with two UPVC double glazed windows to the rear, radiator and a range of fitted wardrobes providing ample storage.

Bedroom Two

14'7" x 7'8" (4.45 x 2.34)

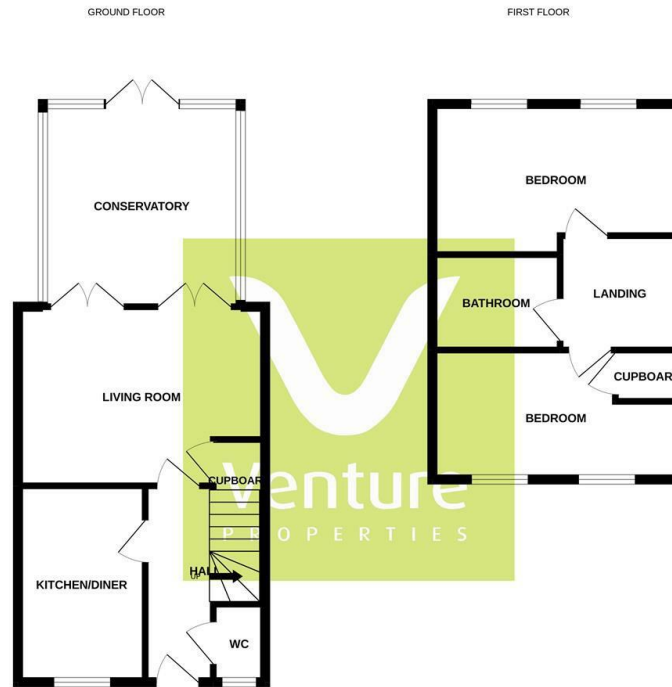
Further double bedroom with two UPVC double glazed windows to the front, radiator, storage cupboard and a range of fitted wardrobes.

Bathroom

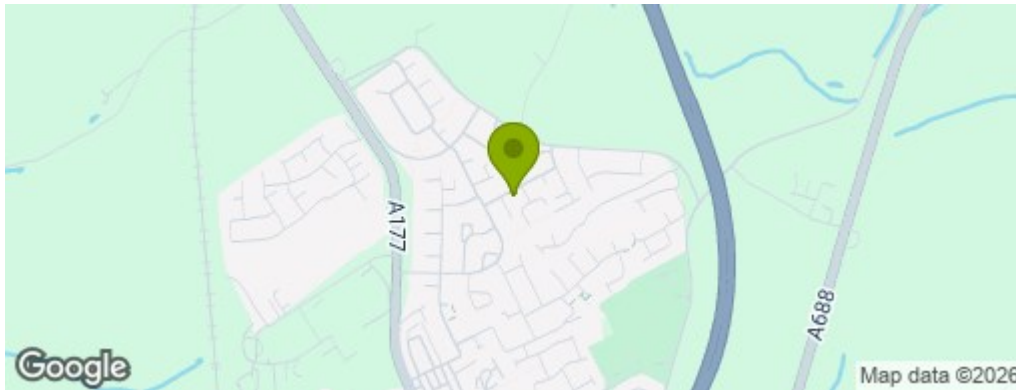
Fitted with a modern white suite comprising of a panelled bath with electric shower over, wash basin inset to a vanity unit and WC. Having attractive tiling, a chrome heated towel rail and extractor fan.

EXTERNAL

To the front of the property is a driveway providing off street parking. At the rear is a fence enclosed, lawned garden and access gate.



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 misstatement. This plan is for illustrative purposes only and should be used as a guide only. No warranty is given as to their quantity or efficiency can be given. Made with Lettoplan ©2022



Property Information

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Check via OFCOM website.
 Mobile Signal/coverage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)
 Energy Performance Certificate Grade C
 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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