



Bell Avenue, Bowburn, DH6 5PJ
4 Bed - House - Detached
Offers In The Region Of £215,000

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Competitive Price ** Popular Location ** Outskirts of Durham ** Good Road Links ** Gardens, Parking & Garage ** Spacious Floor Plan ** Must be Viewed **

Briefly comprising: entrance hall, lounge, dining room, fitted kitchen breakfast room, utility room, cloak/wc. The first floor has four bedrooms, master ensuite shower room/wc and family bathroom/wc. Externally there is a spacious enclosed garden to the rear with sunny aspect and garden to the front with double driveway, single garage which has power and light.

Bowburn is a village in County Durham, England. It is situated about 3 miles (4.8 km) to the south-east of Durham, on the A177, between Coxhoe to the south-east, and High Shincliffe to the north-west. The A177 provides commuter access to Durham City and is well serviced by public transport, the nearby A1(M) provides additional links to Chester-le-Street, Darlington and further throughout the region. Local amenities include shops, take away restaurants, a library, a surgery and schools including Bowburn Infant and Nursery alongside Bowburn Primary.



Hallway

Lounge

15'09 x 11'01 (4.80m x 3.38m)

Kitchen Dining Room

18'04 x 10'03 (5.59m x 3.12m)

Utility Room

Cloak/WC

First Floor

Bedroom

13'03 x 12'05 (4.04m x 3.78m)

En-Suite

Bedroom

12'04 x 9'03 (3.76m x 2.82m)

Bedroom

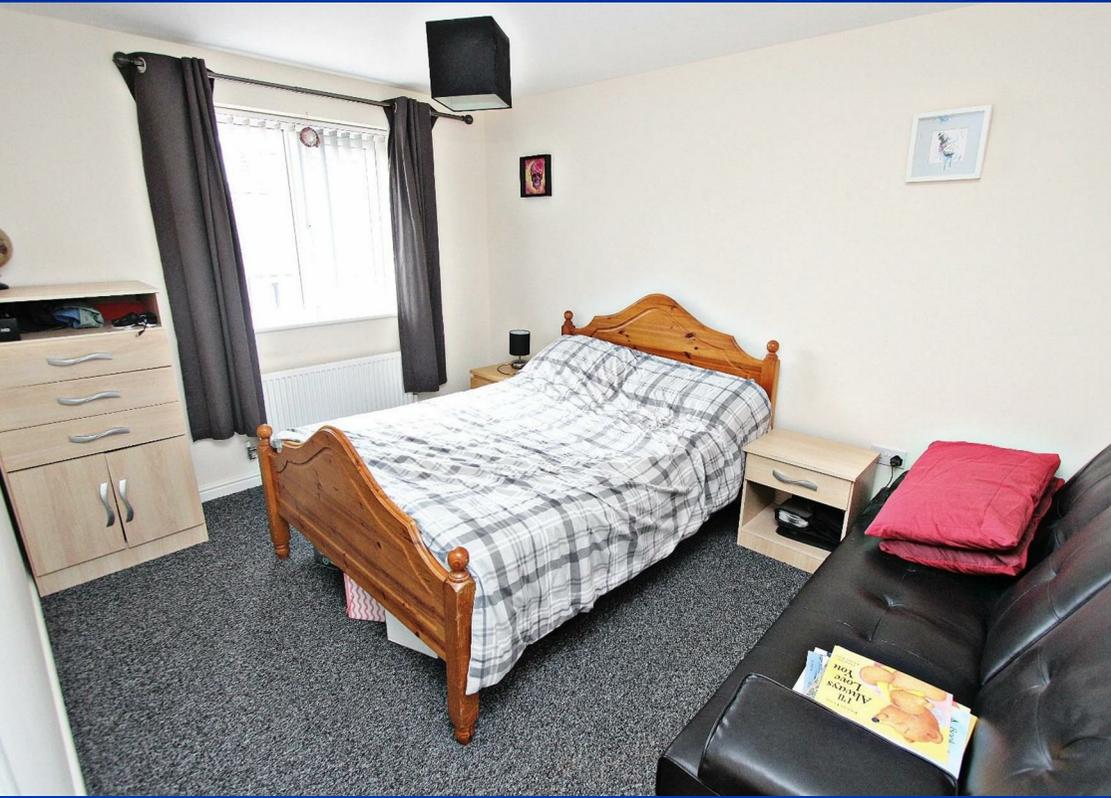
9'06 x 9'03 (2.90m x 2.82m)

Bedroom

9'07 x 7'02 (2.92m x 2.18m)

Bathroom/WC

Tenure - Freehold

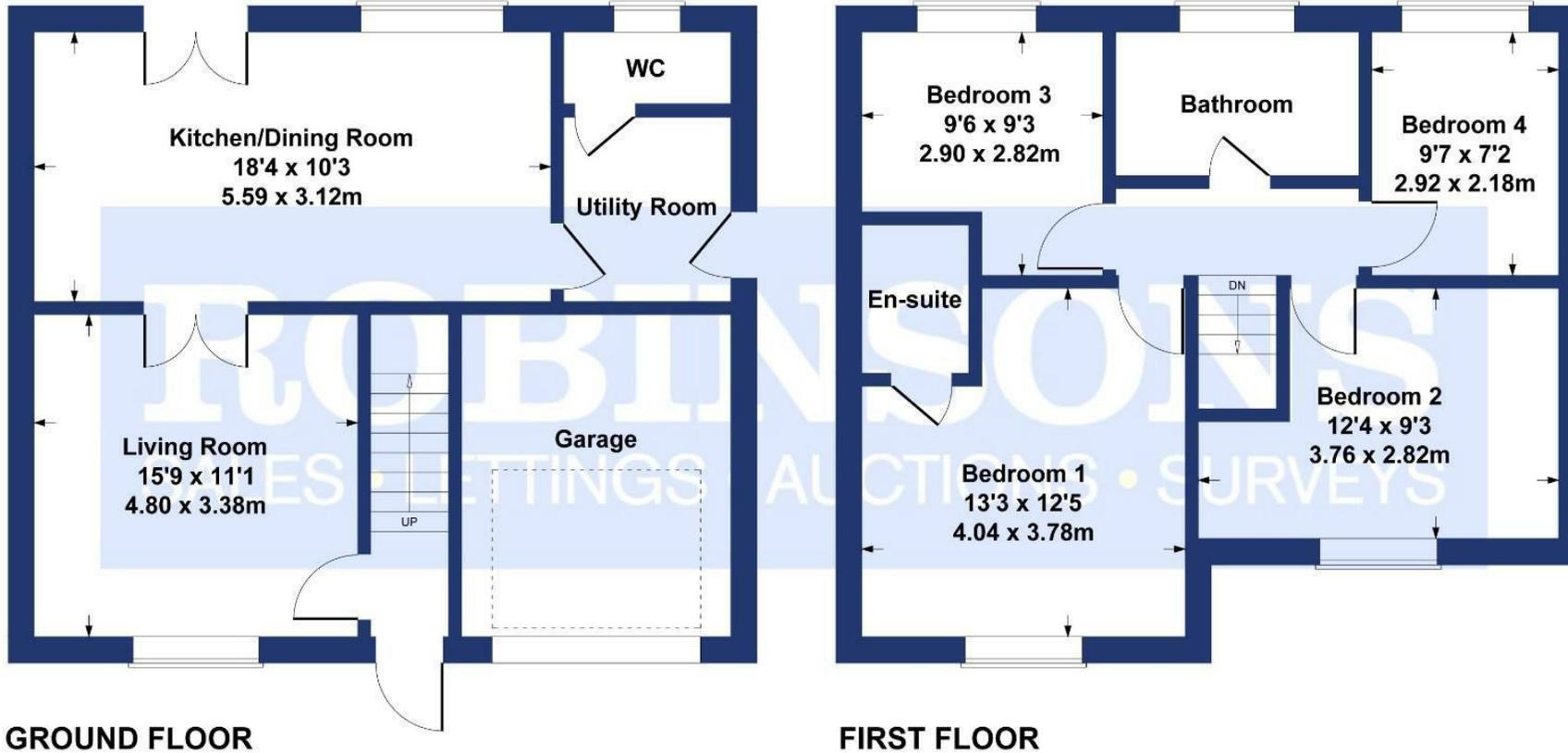




Bell Avenue

Approximate Gross Internal Area
1177 sq ft - 109 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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