



**Walker Street, Bowburn, DH6 5BG**  
**2 Bed - House - Terraced**  
**£425 Per Calendar Month**

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Unfurnished \*\* Front Garden & Pleasant Outlook \*\* Outskirts of Durham City \*\* Double Glazing & Gas Central Heating \*\* Popular & Convenient Location \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance, lounge, kitchen diner, utility area, two bedrooms and bathroom/wc. Outside there is a rear enclosed yard and front garden over the lane.

Walker Street is situated close to a range of local shops and amenities which are available within Bowburn as well as nearby Coxhoe. A more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles away. Bowburn is ideally placed for commuting purposes as it lies close to the A1M Motorway interchange which provides access to North & South.

Specification: Families welcome, No Smokers, Pets Considered. (Pet rent of £25 pcm)

Required Earnings - Tenant Income £12,750 Guarantor Income £15,300

#### **Entrance**

#### **Lounge**

14'0 x 13'08 (4.27m x 4.17m)

#### **Kitchen Diner**

13'01 x 9'03 (3.99m x 2.82m)

#### **Utility Room**

8'10 x 4'05 (2.69m x 1.35m)

#### **First Floor**

#### **Bedroom**

14'01 x 13'11 (4.29m x 4.24m )

#### **Bedroom**

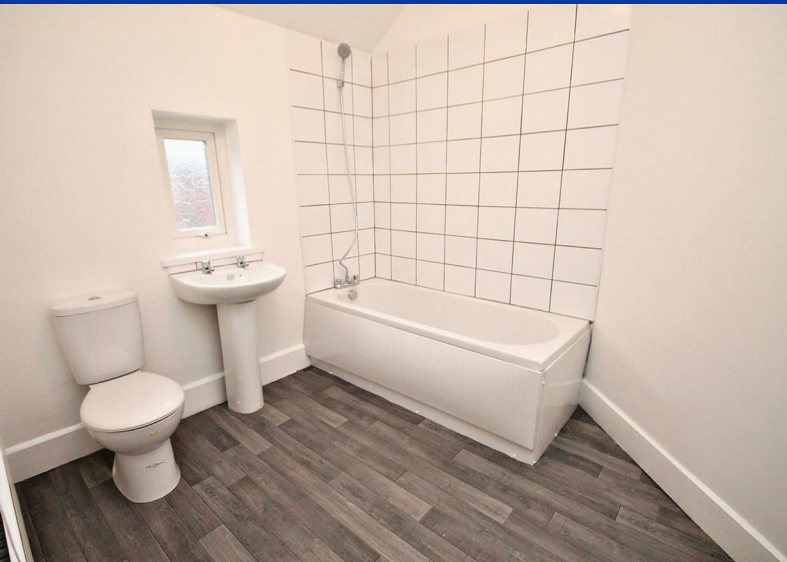
9'08 x 8'10 (2.95m x 2.69m)

#### **Bathroom/WC**

8'11 x 7'11 (2.72m x 2.41m)

**Outside - Rear yard and front garden over lane**





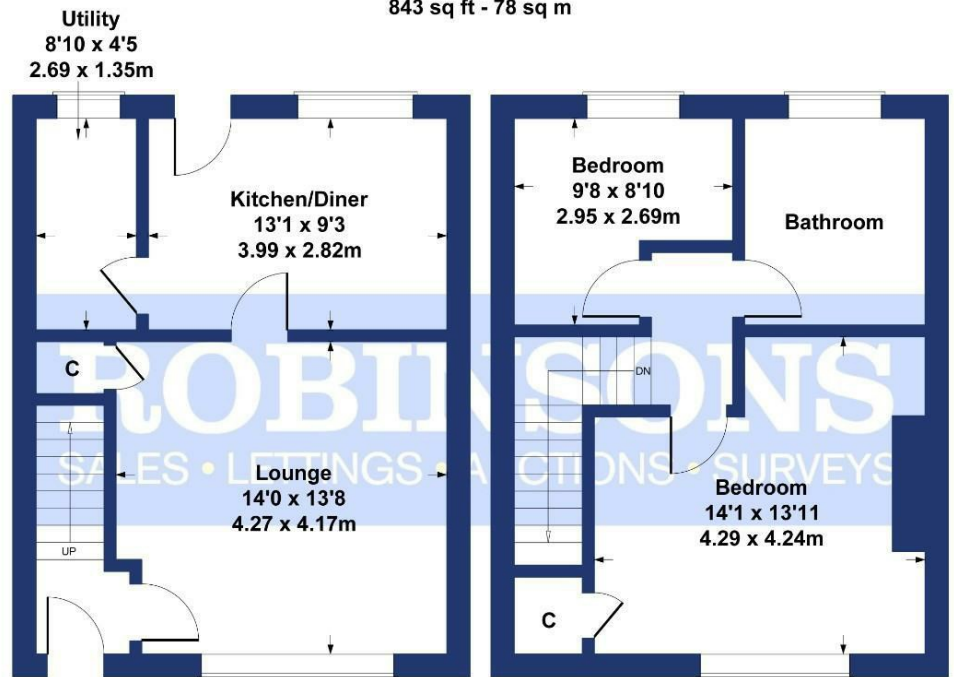


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## Walker Street

Approximate Gross Internal Area  
843 sq ft - 78 sq m



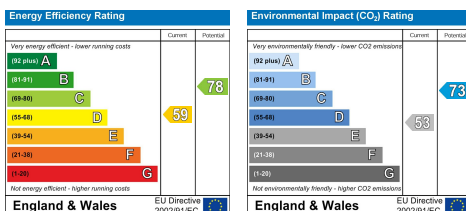
GROUND FLOOR

FIRST FLOOR

### 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.

Produced by Potterplans Ltd. 2018



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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