

Broadmeadows, Bowburn, DH6 5DA
3 Bed - House - Semi-Detached
£170,000

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Extended Family Home ** Pleasant Position with Private & Sunny Rear Garden ** Small Residential Development on the Outskirts of Bowburn ** Close to Durham City and Motorway ** Well Presented ** Double Glazing & GCH ** Gardens, Ample Parking & Garage ** Must Be Viewed **

The extended floor plan comprises: inviting entrance hallway, through lounge dining room, breakfast room, fitted kitchen. The first floor has three good size bedrooms and family bathroom with separate wc. Outside are front and rear gardens, with the rear having a sunny and private aspect. There is parking via a double driveway which leads to the single garage.

Broadmeadows forms part of a pleasant and popular residential development, situated on the outskirts of the village of Bowburn, where there are a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South.

Inviting Hallway

Lounge Diner

25'9" x 12'5" (25'09" x 12'05") (7.85 x 3.78)

Breakfast Room

11'3" x 7'10" (3.43 x 2.39)

Kitchen

17'6" x 7'8" (17'06" x 7'08") (5.33 x 2.34)

First Floor

Bedroom

13'0" x 8'6" (3.96 x 2.59)

Bedroom

12'6" x 9'8" (12'06" x 9'08") (3.81 x 2.95)

Bedroom

8'8" x 11'6" (8'08" x 11'06") (2.64 x 3.51)

Bathroom

Separate WC

Tenure - Freehold

Council Tax Band B - Approx. £1663 PA



OUR SERVICES

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Conveyancing

Surveys and EPCs

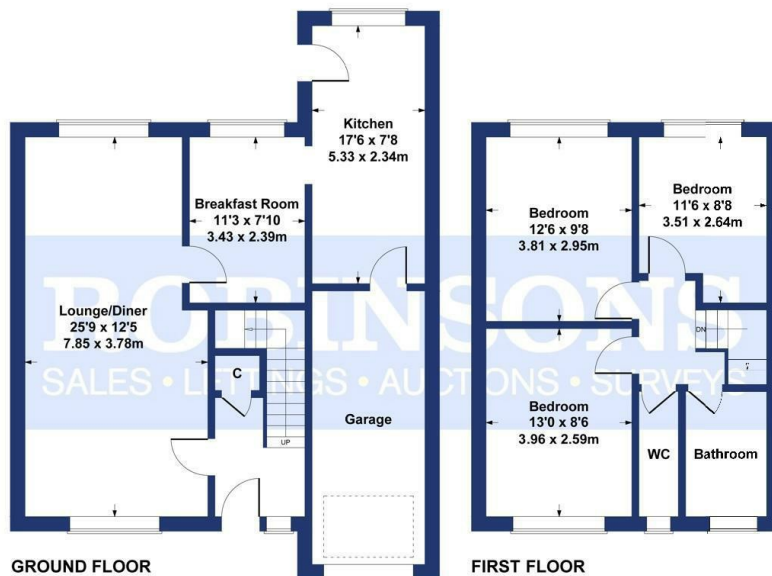
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Broadmeadows
Approximate Gross Internal Area
1273 sq ft - 118 sq m



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. 2021

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100) | | 80 |
| B (81-90) | | |
| C (69-80) | | |
| D (55-68) | 59 | |
| E (49-54) | | |
| F (39-48) | | |
| G (21-38) | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| A (1-10) | | |
| B (11-20) | | |
| C (21-30) | | |
| D (31-40) | | |
| E (41-50) | | |
| F (51-60) | | |
| G (61-70) | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

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