

**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**



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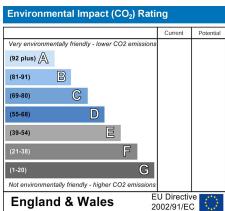
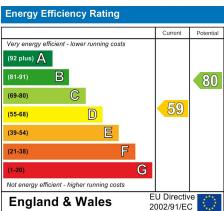
**Broadmeadows**  
Approximate Gross Internal Area  
1273 sq ft - 118 sq m



#### 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



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