



Oakfield Crescent, Bowburn, DH6 5DF
2 Bed - Bungalow - Semi Detached
O.I.R.O £162,950

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Well Presented Semi-Detached Bungalow ** Well Presented ** Pleasantly Situated ** Walking Distance to Bowburn Hall ** Driveway & Single Garage ** Enclosed Rear Garden ** Popular & Convenient Location ** Local Amenities & Access to Major Road Links ** GCH Via Combination Boiler ** Upvc Double Glazing ** Must be Viewed **

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

The floor plan comprises: entrance hall, comfortable lounge, fitted kitchen, two bedrooms and bathroom/wc with over bath shower. Outside the property occupies a pleasant position with gardens front and rear. The front has an open aspect with long driveway leading to the single garage. The rear garden is enclosed with lawned and patio areas.

Oakfield Crescent 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.

Entrance

Lounge

16'4 x 10'7 (4.98m x 3.23m)

Kitchen

10'2 x 9'2 (3.10m x 2.79m)

Inner hallway

Bedroom

12'7 x 10'7 (3.84m x 3.23m)

Bedroom

9'2 x 8'10 (2.79m x 2.69m)

Bathroom/WC

Garage

20'10 x 8'1 (6.35m x 2.46m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

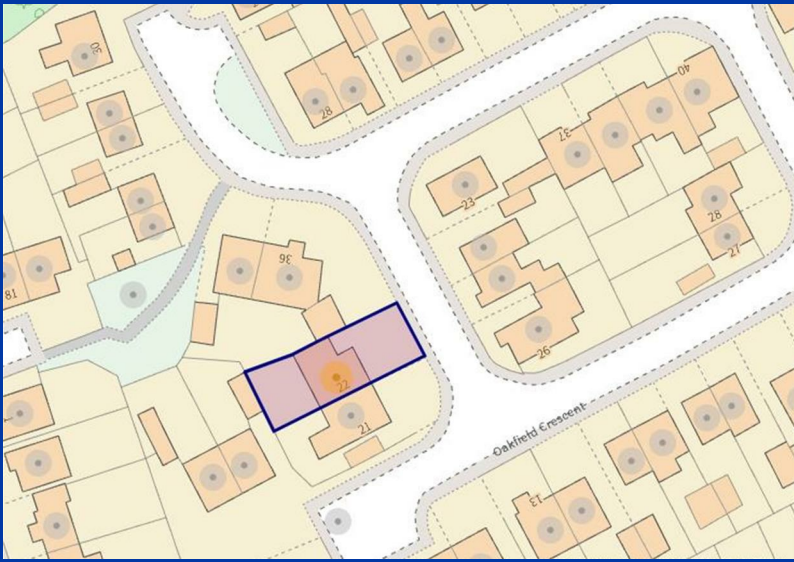
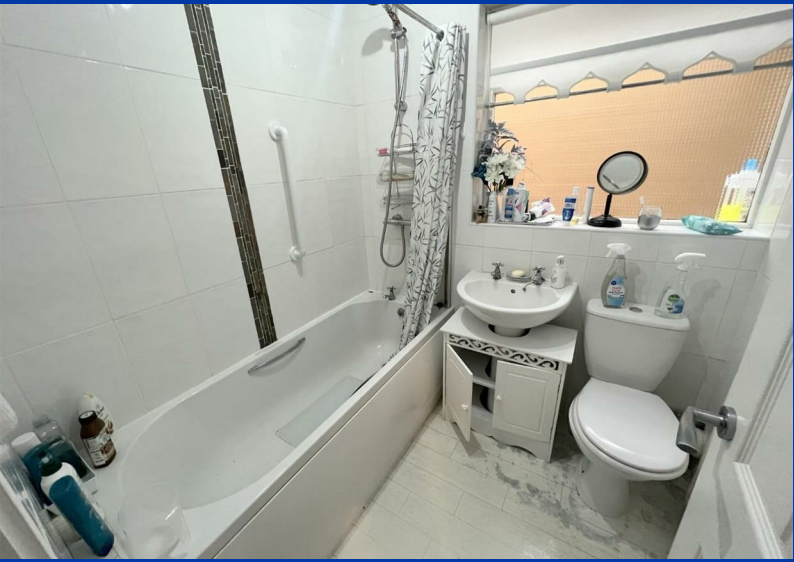
Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 79 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1801 p.a



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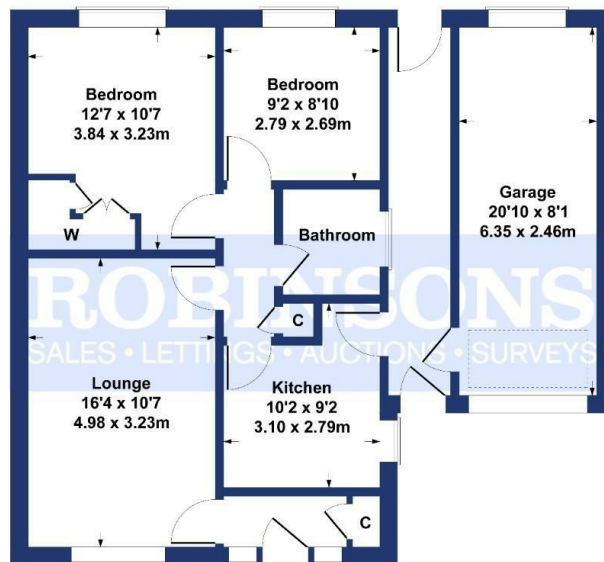
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Oakfield Crescent

Approximate Gross Internal Area
842 sq ft - 78 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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