



Mary Terrace, Bowburn, DH6 5DH  
3 Bed - House - Semi-Detached  
£104,950

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**\*\* No Chain \*\* Two Gardens \*\* Detached Double Garage \*\*  
Utility and Downstairs WC \*\* Lovely Semi Detached Home \*\*  
Pleasant Front Outlook \*\* Convenient Location Close to  
Durham & Major Road Links \*\* Double Glazing & GCH Via  
Combination Boiler \*\* Early Viewing Advised \*\***

The floor plan briefly comprises: entrance hall, living/dining room, kitchen, utility room, downstairs WC. The first floor has three good sized bedrooms and family bathroom/wc. Externally the front enjoys a pleasant outlook and the rear has a good sized enclosed garden. There is also an additional garden next to the property which also has a detached double garage.

The property is located in the ever popular town of Bowburn which is close to schools, amenities and recreational facilities and is just a short drive from Durham City centre. There are also good motoring and bus links nearby with the A1(M) highway which provides road links to major towns and cities in the both the North & South including Newcastle upon Tyne, Gateshead, Chester le Street and Sunderland.

## **GROUND FLOOR**

### **Entrance Hallway**

### **Downstairs WC**

### **Lounge**

16'9" x 11'10" (16'8" x 11'9") (5.1 x 3.6 (5.08 x 3.58))

### **Kitchen**

9'10" x 8'2" max (3 x 2.5 max (3.00 x 2.49 max))

### **Utility**

## **FIRST FLOOR**

### **Bedroom One**

12'10" x 10'2" (3.9 x 3.1 (3.89 x 3.10))

### **Bedroom Two**

12'2" x 8'6" (3.7 x 2.6 (3.68 x 2.59))

### **Bedroom Three**

8'10" x 7'10" (2.7 x 2.4 (2.69 x 2.39))

### **Bathroom**

7'7" x 6'7" (7'6" x 6'6") (2.3 x 2 (2.29 x 1.98))

## **EXTERNALLY**

### **Detached Double Garage**

19'8" x 19'8" (6 x 6)

**Council Tax Band A - Approx. £1426 PA**

**Tenure - Freehold**



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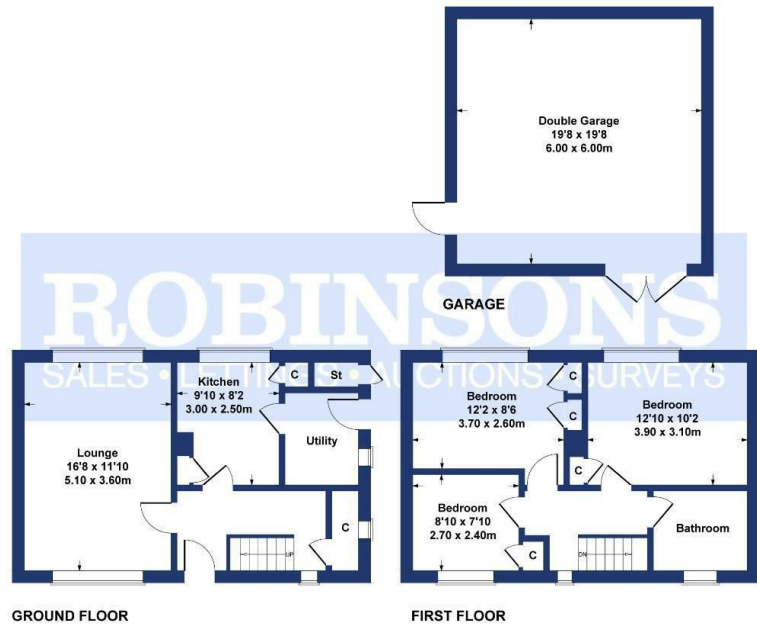
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mary Terrace  
Approximate Gross Internal Area  
1292 sq ft - 120 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		72	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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