



Leamside Way, Bowburn, DH6 5FJ  
3 Bed - House - Semi-Detached  
O.I.R.O £172,000

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# Leamside Way

## Bowburn, DH6 5FJ

No Chain \*\* Modern Home \*\* Ideal First Buy, Family Home or Investment Buy-to-Let \*\* Outskirts of Durham \*\* Good Road Links \*\* Gardens & Parking \*\* Double Glazing & GCH \*\*

Neutrally decorated throughout with new flooring, the property opens into a porch with a ground-floor WC, leading to a spacious living room with storage. To the rear is a stylish kitchen-diner with integrated oven, hob and extractor hood, with patio doors opening onto a lawned garden with patio area.

Upstairs are three bedrooms, including a generous principal double with en-suite shower room, a second double and a single bedroom ideal as a home office or nursery. The family bathroom features a shower over the bath.

Externally, there is a driveway to the front, on-street parking and side access to the rear garden.

Bowburn, located in County Durham, is a village that offers a blend of suburban living with convenient access to Durham City, making it an attractive option for a range of buyers. Just 3 miles from Durham City Centre, Bowburn benefits from excellent transport links, including easy access to the A1(M) motorway, which connects the village to nearby cities like Newcastle and Middlesbrough, as well as London and Edinburgh via the East Coast Mainline from Durham Station. The village has seen recent development, with modern housing estates offering a variety of property types, from starter homes to family houses, making it appealing to first-time buyers, families, and investors alike.

In terms of amenities, Bowburn has a selection of local shops, a post office, and primary schools, with larger supermarkets and retail options just a short drive away in Durham. The village also boasts green spaces and parks, along with access to countryside walks, providing a peaceful lifestyle. Public transport options include regular bus services to Durham and nearby towns. Bowburn is ideal for those seeking affordable living with proximity to city amenities, good schools, and efficient transport routes.









## GROUND FLOOR

### Hallway

### Cloak/WC

5'10 x 3'3 (1.78m x 0.99m)

### Lounge

14'8 x 12'1 (4.47m x 3.68m)

### Kitchen Diner

15'4 x 8'10 (4.67m x 2.69m)

## FIRST FLOOR

### Bedroom

12'1 x 9'4 (3.68m x 2.84m)

### En-Suite

6'6 x 5'4 (1.98m x 1.63m)

### Bedroom

9'2 x 7'7 (2.79m x 2.31m)

### Bedroom

7'7 x 5'10 (2.31m x 1.78m)

### Bathroom/WC

### Agent Notes

Council Tax: Durham County Council, Band B - Approx. £1984p.a

Tenure: Freehold

We understand there is an estate rent charge applicable of approximately £98.78pa

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Planning Permission – Nothing in the local area to affect this property that we are aware of.

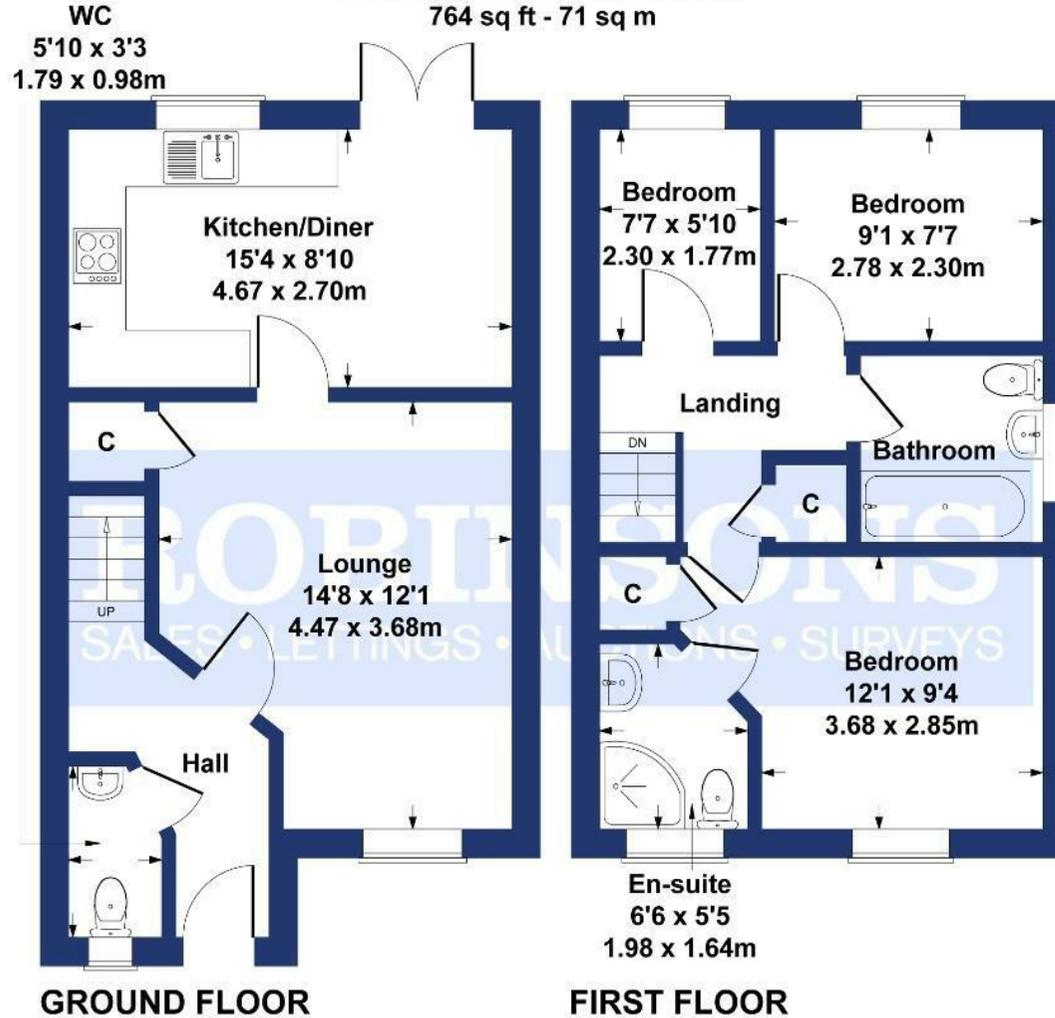
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Leamside Way

Approximate Gross Internal Area  
764 sq ft - 71 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		96
(61-81)	B		
(49-60)	C	83	
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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