



Lawson Road, Bowburn, DH6 5ED  
3 Bed - House - Detached  
O.I.R.O £175,000

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## Lawson Road Bowburn, DH6 5ED

No Upper Chain \*\* Popular Location \*\* Close to Durham & A1(M) \*\* Pleasant Position \*\*  
Gardens, Parking & Garage \*\* Gas Central Heating and Double Glazing \*\* Must be Viewed \*\*

This property comprises an entrance hall, a cosy lounge, and a well-equipped kitchen/breakfast room with french doors opening to the rear garden. The first floor boasts a spacious master bedroom with an en-suite shower room, a second generous double bedroom, a third single bedroom, and family bathroom/WC. Outside, you'll find both front and rear gardens, a single garage, and a driveway.

Bowburn, a quaint village, provides excellent access to the A1(M) and A177, making it ideal for commuting throughout the region. Local amenities include a convenience store, bakeries, and healthcare facilities. Situated just five miles from Durham City Centre, the village also offers convenient bus routes. Additionally, there's a local nursery and junior school located within Bowburn.

EPC rating C

Council tax band C approx. £2059pa



















## GROUND FLOOR

### Entrance Hallway

### Cloak/WC

### Lounge

14'6 x 13'6 (4.42m x 4.11m)

### Kitchen Diner

14'5 x 10'5 (4.39m x 3.18m)

## FIRST FLOOR

### Bedroom

10'6 x 9'4 (3.20m x 2.84m)

### En-Suite Shower Room

8'3 x 4'4 (2.51m x 1.32m)

### Bedroom

11'8 x 7'5 (3.56m x 2.26m)

### Bedroom

8'6 x 6'9 (2.59m x 2.06m)

### Bathroom/WC

7'6 x 4'11 (2.29m x 1.50m)

### Agent Notes

Property Construction: Traditional

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

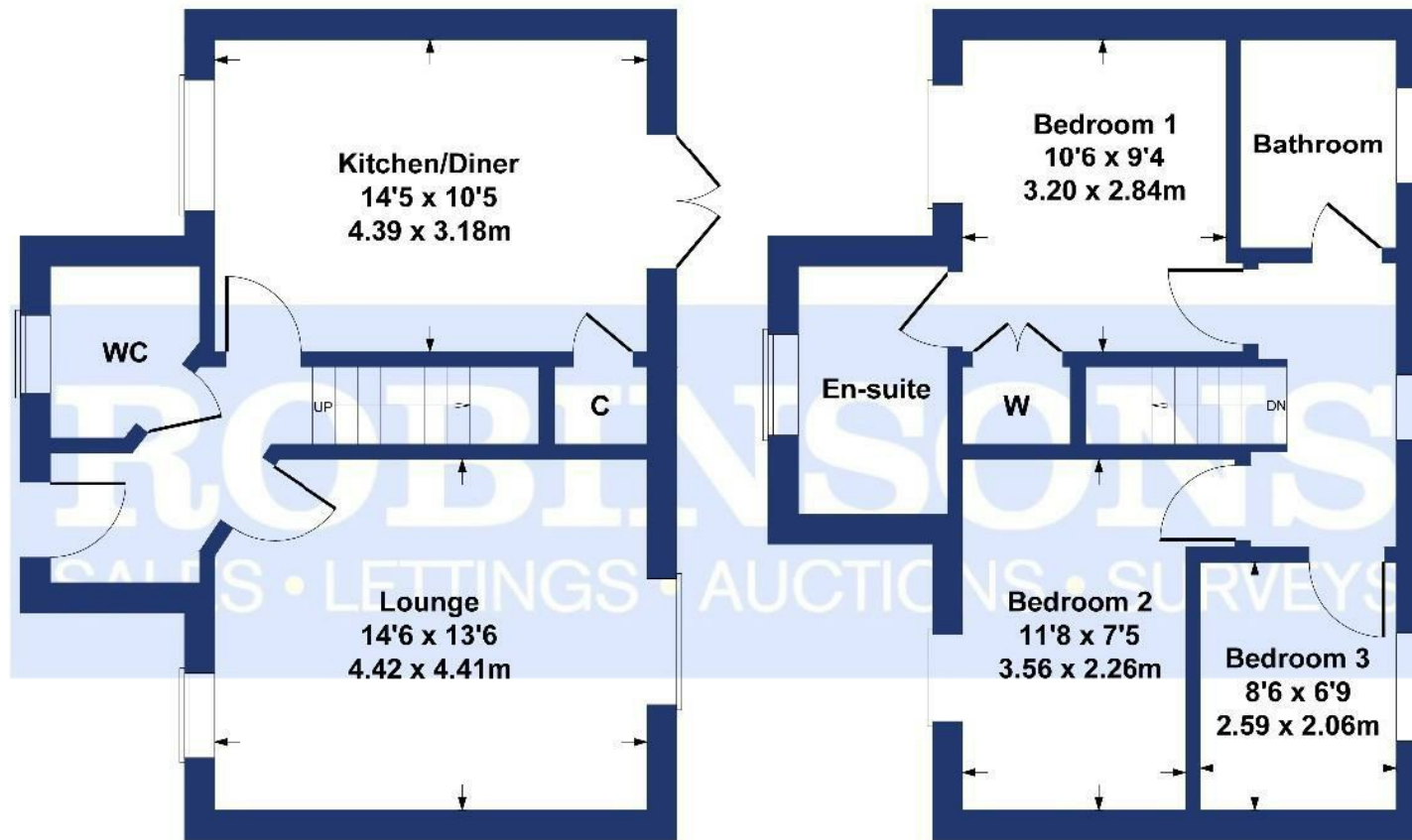
Flood Risk: Very low

Disclaimer:- The above information has been obtained from OnTheMarket.com. This and any additional information relating to Material Information part A, B & C should be confirmed and clarified by a legal representative or relevant authorities.



# Lawson Road

Approximate Gross Internal Area  
843 sq ft - 78 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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	73	88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	88	
(1-20) <b>G</b>		
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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