



Lawson Road, Bowburn, DH6 5ED
3 Bed - House - Detached
£195,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Lawson Road Bowburn, DH6 5ED

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

This property comprises an entrance hall, convenient WC, a comfortable lounge, and a modern and 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 detached garage, and driveway parking.

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

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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

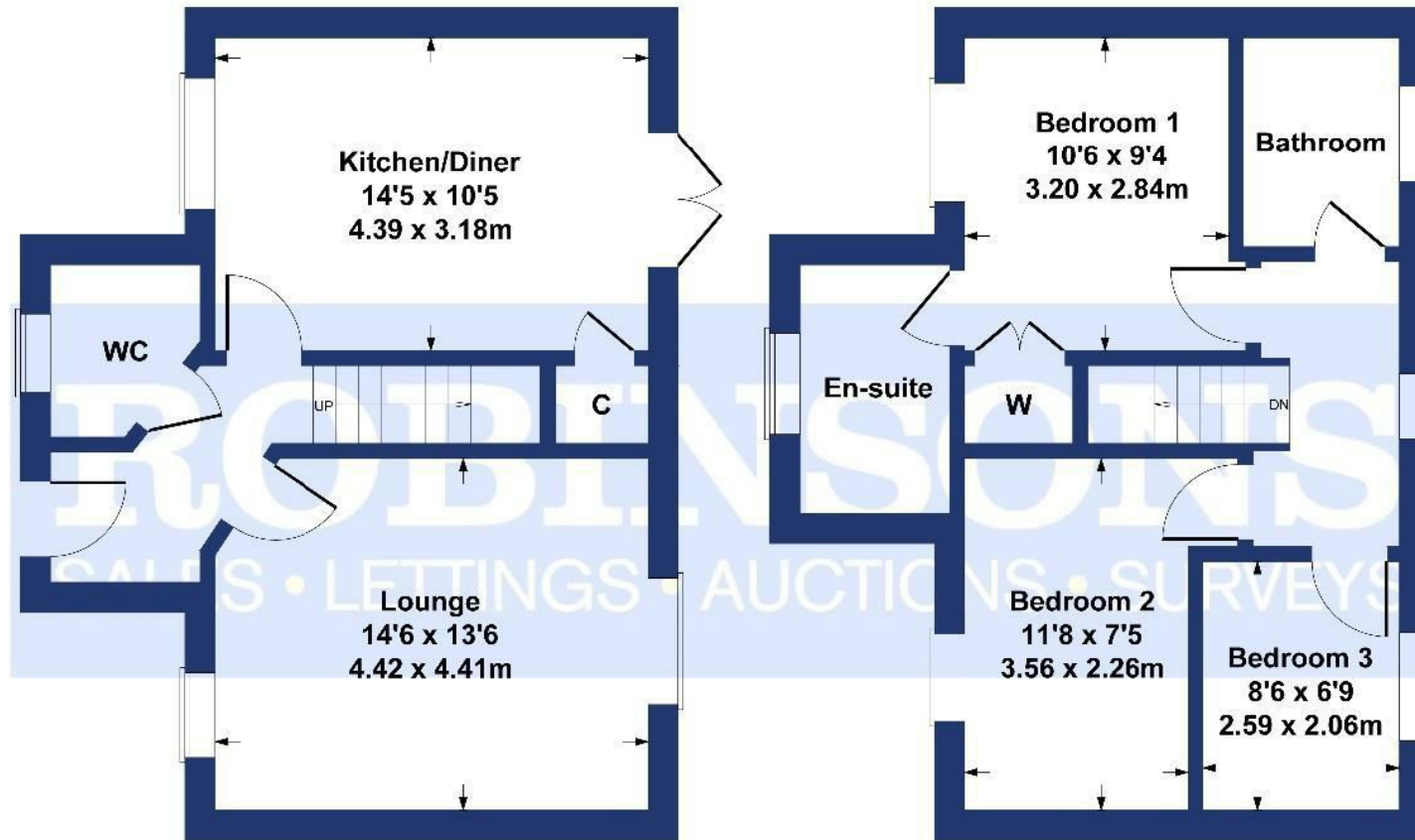
Council Tax: Durham County Council, Band C - Approx. £2268 p.a

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.

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) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			73
(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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

