



Grange Way, Bowburn, DH6 5PL
3 Bed - House - Semi-Detached
£179,950

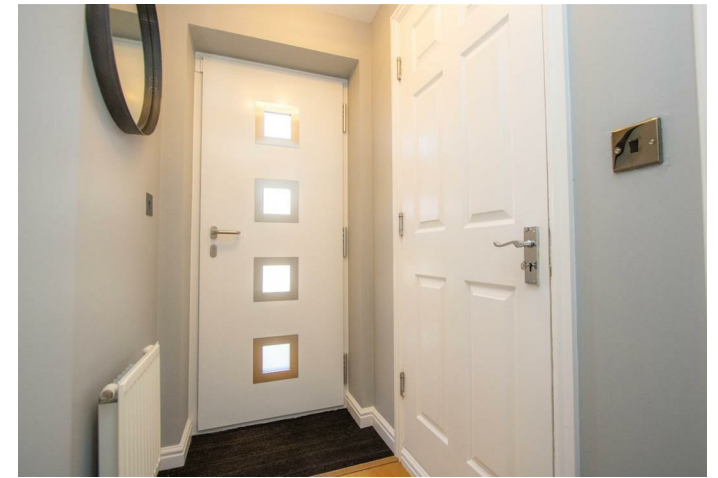
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Grange Way Bowburn, DH6 5PL

Superb Family or First Home ** Outskirts of Durham ** Close to Major Road Networks ** Private Rear Garden With Southerly Aspect ** Well Presented & Spacious Floor Plan ** Two Bathrooms ** Parking & Garage ** Good Broadband Speeds ** Early Viewing Advised **

The floor plan comprises; entrance hall with door into the garage, comfortable living room which continues to an inner hall housing a cloakroom/WC and a return staircase to the first floor. A striking open-plan fitted kitchen and dining area stretch across the rear of the property, having a range of integral appliances and French doors that open onto the private garden and patio area. Upstairs, the master bedroom has an en-suite shower room/WC, while all bedrooms share a modern family bathroom and WC. Outside, there's a driveway for off-street parking leading to the integral garage which has power and light. The enclosed rear garden offers privacy as it is not directly overlooked and benefits a sunny aspect.

There are a range of local shops and amenities available within Bowburn as well as nearby Coxhoe, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. The road to Durham City passes the University and several colleges. 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 other regional centres.













GROUND FLOOR

Entrance Porch

Lounge

16'0 x 10'2 (4.88m x 3.10m)

Kitchen / Diner

18'9 x 7'7 (5.72m x 2.31m)

WC

FIRST FLOOR

Bedroom One

13'10 x 9'6 (4.22m x 2.90m)

En-Suite

Bedroom Two

11'3 x 8'8 (3.43m x 2.64m)

Bedroom Three

10'0 x 9'9 (3.05m x 2.97m)

Bathroom

GARAGE

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11Mbps, Superfast 80Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

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



Grange Way

Approximate Gross Internal Area
969 sq ft - 90 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 | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) 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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