



Durham Road, Bowburn, DH6 5AT  
3 Bed - House - Terraced  
O.I.R.O £94,950

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# Durham Road

## Bowburn, DH6 5AT

No Upper Chain \*\* Spacious Floor Plan \*\* Well Presented & Maintained \*\* Ideal Investment or First Buy \*\* Potential Rental Yield of 9.5% \*\* Popular Location \*\* Good Local Amenities & Road Links \*\* Outskirts of Durham \*\* GCH Via Combination Boiler & Upvc Double Glazing \*\* Rear Courtyard Garden \*\* Early Viewing Advised \*\*

The internal accommodation briefly comprises an inviting entrance hallway, a comfortable lounge, separate dining room, fitted kitchen, rear lobby, and a family bathroom/WC complete with an over-bath shower. To the first floor, there are three well-proportioned bedrooms, offering ample space for families, professionals, or those working from home. Externally, the property benefits from an enclosed rear courtyard garden, providing a private outdoor space for relaxing or entertaining.

Situated in the ever-popular village of Bowburn, the property enjoys a convenient position on the outskirts of Durham. Bowburn offers a range of local amenities including shops, schools, and everyday conveniences, while Durham City Centre is just a short drive away, providing an extensive selection of retail, restaurants, and leisure facilities.

For commuters, the location is particularly well placed, with superb transport links via the A1(M), offering straightforward access to Newcastle upon Tyne, Middlesbrough, and the wider region. Durham's mainline railway station also provides direct services to major destinations including London and Edinburgh.

A fantastic opportunity to acquire a stylish and well-positioned home in a highly convenient and sought-after location.









## GROUND FLOOR

### Hallway

### Lounge

13'02 x 12'08 (4.01m x 3.86m)

### Dining Room

16'11 x 12'07 (5.16m x 3.84m)

### Kitchen

11'0 x 5'10 (3.35m x 1.78m)

### Rear Lobby

### Bathroom/WC

7'02 x 5'09 (2.18m x 1.75m)

## FIRST FLOOR

### Bedroom

12'08 x 16'11 (3.86m x 5.16m)

### Bedroom

12'07 x 8'03 (3.84m x 2.51m)

### Bedroom

9'06 x 8'06 (2.90m x 2.59m)

### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Property Construction – Standard

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 – Not that we are aware

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>

Protected Trees - NA

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

Accessibility/Adaptations – None known

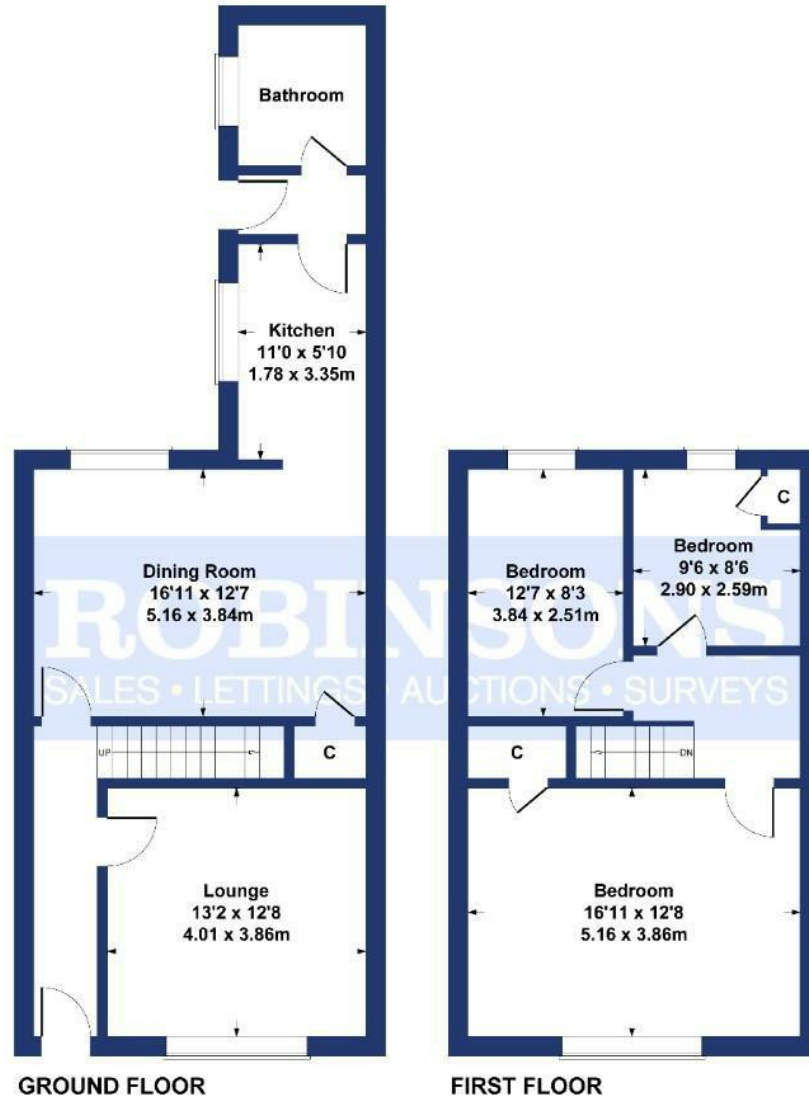
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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. Robnsons 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.



**Durham Road**  
 Approximate Gross Internal Area  
 1126 sq ft - 105 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. 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			86
(81-81) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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