



Grange Way, Bowburn, DH6 5PN  
2 Bed - House - End Terrace  
O.I.R.O £122,500

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## Grange Way Bowburn, DH6 5PN

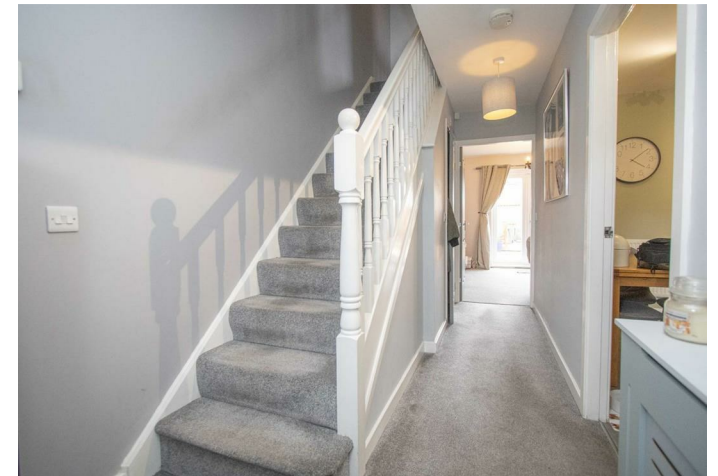
Ideal Starter or Young Family Home \*\* Pleasant Position \*\* Enclosed Rear Garden \*\* Parking & Visitor Parking \*\* Outskirts of Durham \*\* Two Bathrooms \*\*

The property offers well-appointed accommodation, including an entrance hallway with a cloakroom/WC, a comfortable lounge featuring French doors that open onto the rear garden and patio area. The modern kitchen is equipped with a range of contemporary units and a selection of integrated appliances. On the first floor, there are two bedrooms, with the master benefiting from an en-suite shower room and the second bedroom enjoying access to a "Jack & Jill" bathroom/WC.

Externally, the property boasts front and rear gardens. The front provides parking, whilst the rear enjoys an enclosed garden with gated access and decked patio area.

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 school, 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

### WC

### Kitchen Diner

14'07 x 7'06 (4.45m x 2.29m)

### Lounge

13'09 x 10'01 (4.19m x 3.07m)

## FIRST FLOOR

### Bedroom

8'11 x 8'08 (2.72m x 2.64m)

### En-Suite Shower Room

### Bedroom

10'07 x 8'06 (3.23m x 2.59m)

### Jack & Jill Bathroom

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 66 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

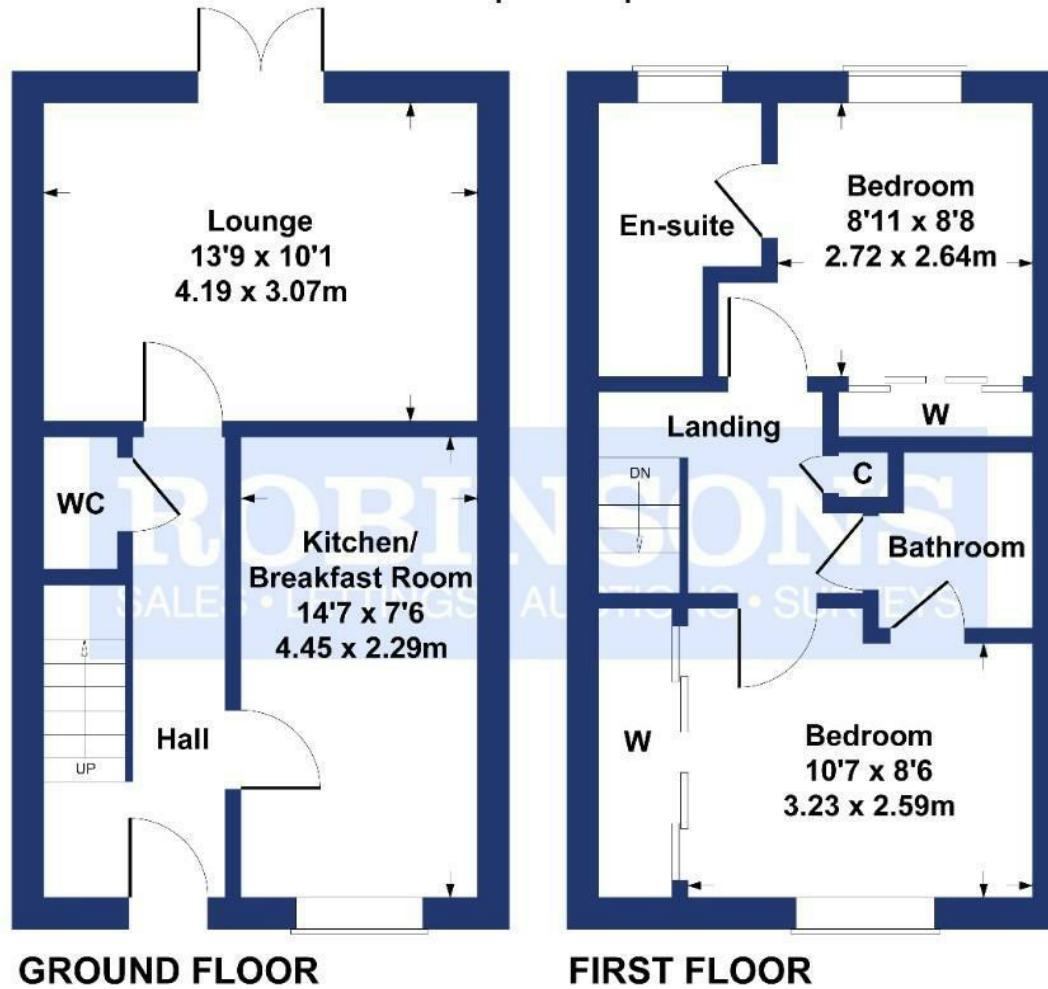
Energy Rating: C



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.

# Grange Way

Approximate Gross Internal Area  
692 sq ft - 64 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		91
(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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