

Newburn Avenue, Bowburn, DH6 5AJ
3 Bed - House - Mid Terrace
O.I.R.O £92,500

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**No Chain ** Refurbished ** Popular Location ** Ideal First Buy or Investment Buy-to-Let ** New Combi Boiler ** New Main Roof Advised ** Must Be Viewed **

This spacious three-bedroom family home offers well-proportioned accommodation in the popular village of Bowburn, conveniently situated on the outskirts of Durham City. With a practical layout, comfortable living spaces and excellent access to local amenities and transport links, the property is ideally suited to families, couples and professionals alike.

The accommodation briefly comprises an entrance hallway with stairs to the first floor, leading into a welcoming living room featuring an attractive bay window that provides plenty of natural light. The separate kitchen offers a practical space for cooking, storage and everyday use, whilst the ground floor bathroom is fitted with a bath, wash hand basin and WC.

To the first floor are three bedrooms, including a generously proportioned principal bedroom, a further well-sized bedroom and a versatile third bedroom, ideal for use as a child's room, nursery, dressing room or home office.

Externally, the property benefits from a front garden, providing additional outdoor space and enhancing its kerb appeal.

Bowburn is a popular and well-connected village situated just south of Durham City, offering a range of everyday amenities including local shops, convenience stores, food outlets, healthcare facilities and community services. The village also benefits from local primary schooling, with secondary schools available in the surrounding area.

For commuters, Bowburn enjoys excellent transport connections, with convenient access to the A177 and Junction 61 of the A1(M), providing easy travel throughout the region. Regular bus services connect the village with Durham and surrounding towns, whilst Durham railway station offers direct services to Newcastle, Darlington, York, Edinburgh and London.







Agents Notes

Council Tax: Previously Band A - Approx. £1748p.a (however, we understand that the VOA has removed this prior to be refurbishment and new assessment may be required)
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
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 – None known
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. Robinsons 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





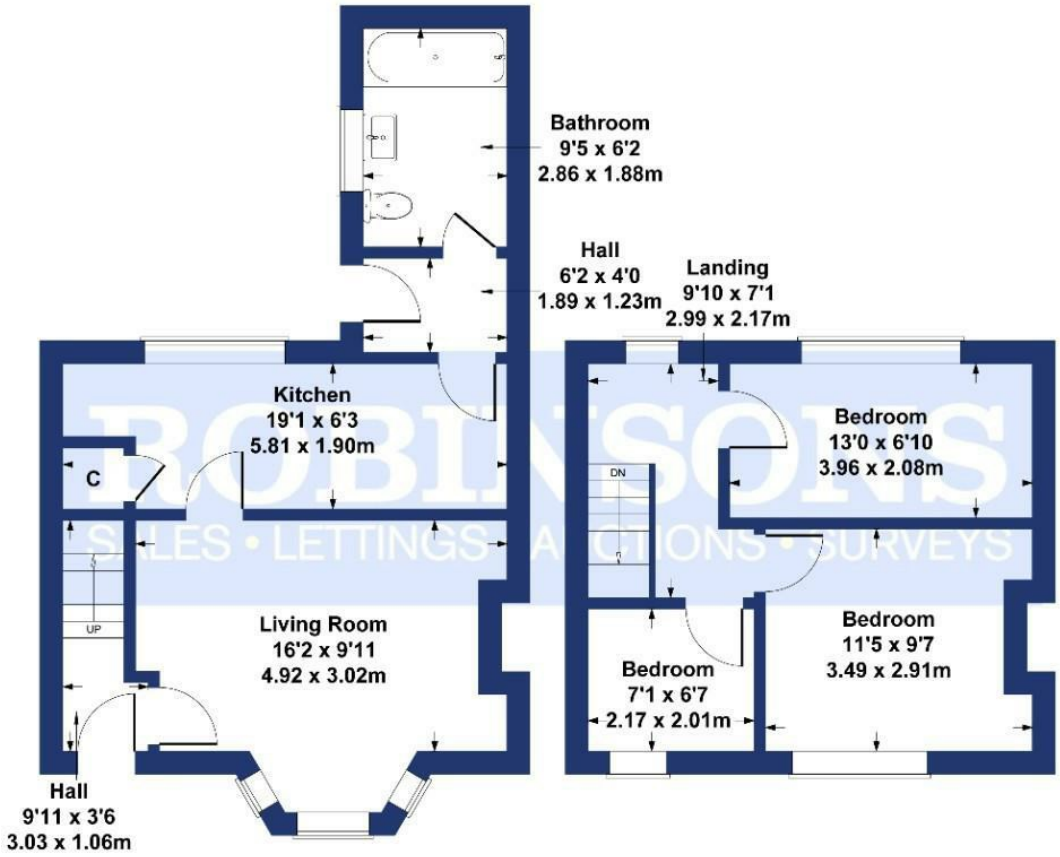






Newburn Avenue

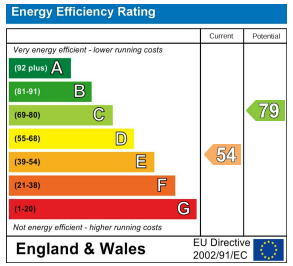
Approximate Gross Internal Area
721 sq ft - 67 sq m



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. 2026



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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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