



Henry Avenue, Bowburn, DH6 5EL  
4 Bed - House - Semi-Detached  
O.I.R.O £175,995

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# Henry Avenue Bowburn, DH6 5EL

Superb Family or First Home \*\* Pleasant Position \*\* Sunny Rear Aspect \*\* Extended & Remodelled \*\* Gardens & Detached Garage \*\* Upvc Double Glazing & GCH \*\* Outskirts of Durham \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance porch, WC, hallway with useful study area, comfortable full length lounge with access to the conservatory, spacious and modern fitted kitchen with centre island and door to the utility room. The first floor has four bedrooms and family bathroom/WC. Outside, the property has occupies a pleasant position with front and rear gardens, rear detached garage and parking and sunny aspect.

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 Porch

Hallway With Study Area

WC

Lounge

18'1 x 10'3 (5.51m x 3.12m)

Conservatory

12'6 x 9'6 (3.81m x 2.90m)

Kitchen Breakfast Room

11'5 x 11'2 (3.48m x 3.40m)

Utility Room

## FIRST FLOOR

Bedroom

11'4 x 11'1 (3.45m x 3.38m)

Bedroom

9'1 x 8'7 (2.77m x 2.62m)

Bedroom

14'4 x 8'11 (4.37m x 2.72m)

Bedroom

6'10 x 7'10 (2.08m x 2.39m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 75 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: Pending

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.

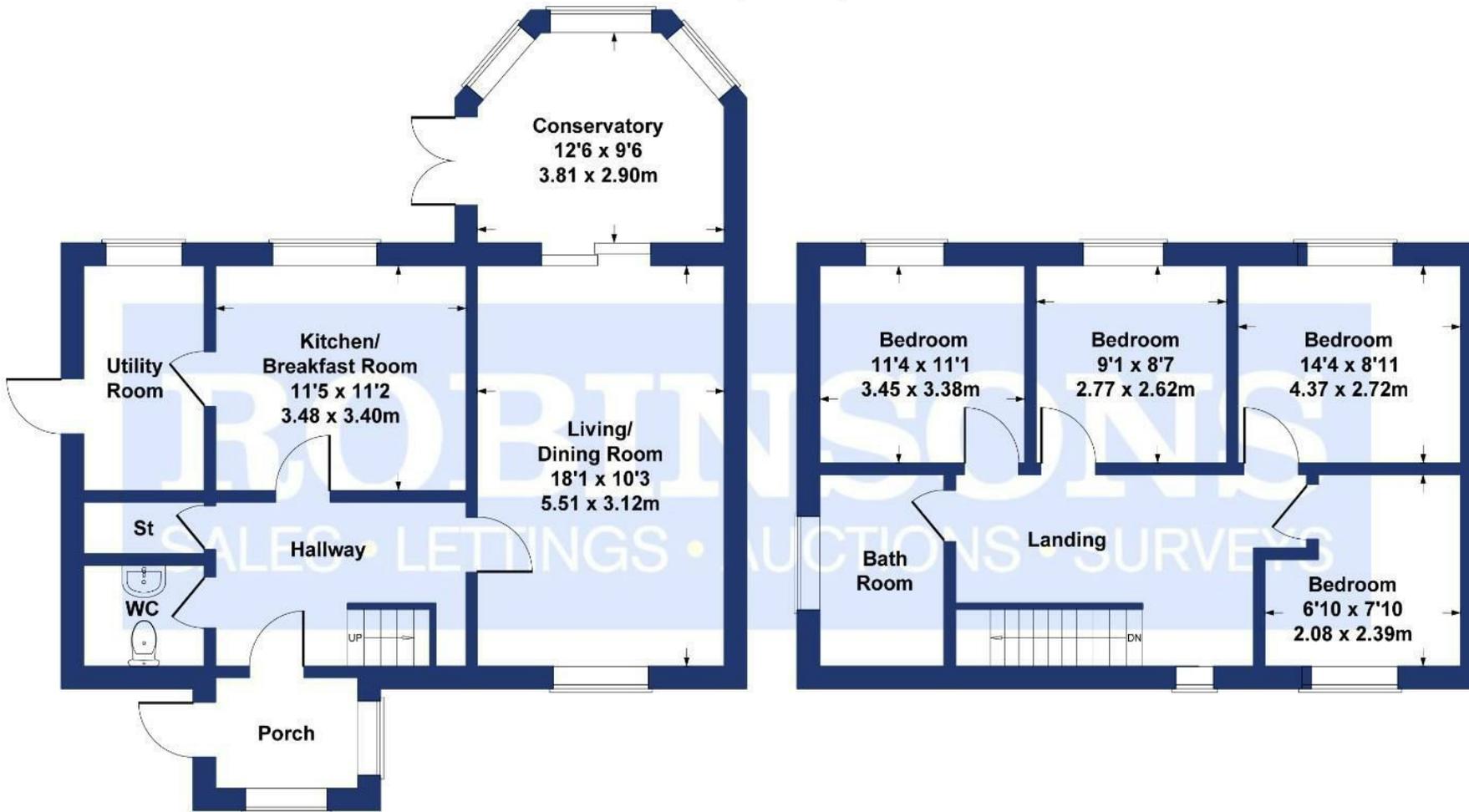
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Henry Avenue

Approximate Gross Internal Area  
1199 sq ft - 111 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D	63	75
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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. 2025

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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