



Grange Way, Bowburn, DH6 5PL
3 Bed - House - Terraced
Starting Bid £114,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Grange Way

Bowburn, DH6 5PL

* Being Auctioned via the Great North Property Auction in connection with Robinsons * Start bids welcome from £114,000 * Buyers Premium applies please see full details for information *

IDEAL INVESTMENT, FIRST BUY OR FAMILY HOME ** NICELY PRESENTED * POPULAR & CONVENIENT LOCATION ** REAR PARKING SPACE ** MODERN HOME ** OUTSKIRTS OF DURHAM ** GOOD ROAD LINKS ** ENCLOSED REAR GARDEN **

We are delighted to offer this modern, and strategically positioned three-bedroom terrace home. Internally, this property comprises a welcoming hallway, a convenient downstairs WC, an inviting living room with French doors leading to the rear garden, and a modern fitted kitchen. The first floor boasts three bedrooms, master en-suite and a family bathroom. Outside, you will find a neat front garden, a private rear garden, and designated off-street parking.

Bowburn is a village that offers a blend of suburban living with convenient access to Durham City. 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.

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

Hallway

Cloak/WC

Kitchen

12'0 x 8'1 (3.66m x 2.46m)

Lounge

15'6 x 11'4 (4.72m x 3.45m)

FIRST FLOOR

Bedroom

9'2 x 8'1 (2.79m x 2.46m)

En-Suite

Bedroom

9'2 x 8'1 (2.79m x 2.46m)

Bedroom

8'1 x 6'1 (2.46m x 1.85m)

Bathroom/WC

Note

The images advertised are from prior to the start of the tenancy.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

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

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

Energy Rating: B

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.

Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

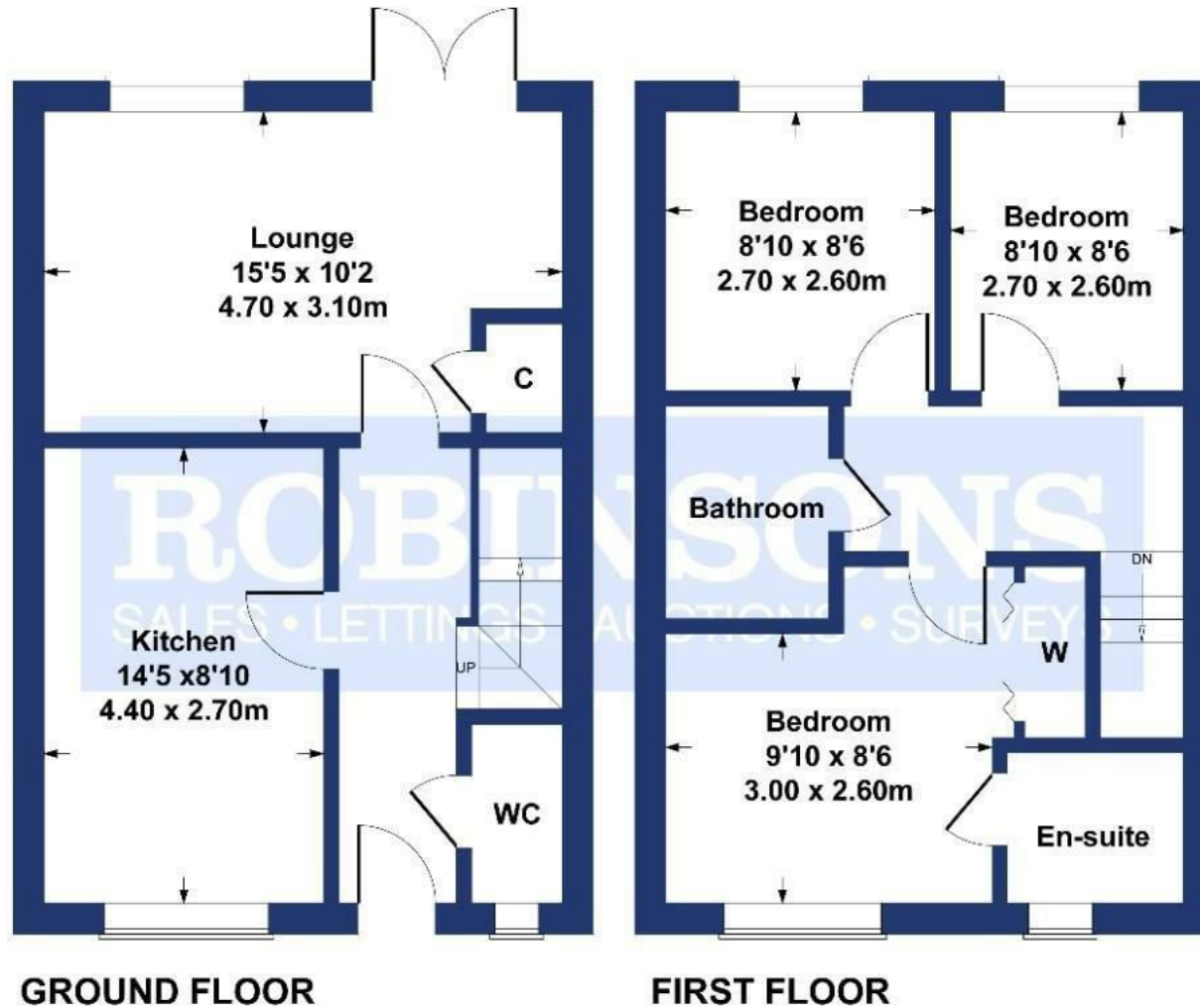
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Approximate Gross Internal Area
829 sq ft - 77 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(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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