



Grange Way, Bowburn, DH6 5PN  
3 Bed - House - Semi-Detached  
£195,000

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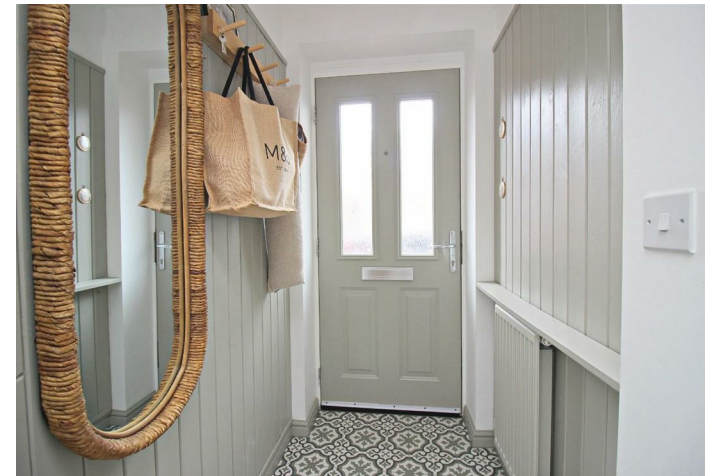
## Grange Way Bowburn, DH6 5PN

\* BEAUTIFULLY PRESENTED AND ALTERED FLOORPLAN \* SUPERB FAMILY OR FIRST HOME \* OUTSKIRTS OF DURHAM \* CLOSE TO MAJOR ROAD NETWORKS \* FANTASTIC REAR GARDEN \* TWO BATHROOMS \* TWO CAR DRIVEWAY & GARAGE FOR STORAGE \* USEFUL UTILITY ROOM \* GOOD BROADBAND SPEEDS \* EARLY VIEWING ADVISED\*

A smartly updated and well-positioned home offering generous space throughout, this property is ideal for both families and first-time buyers alike. The layout begins with an entrance lobby leading into a comfortable living room. An inner hallway provides access to a downstairs cloakroom/WC, the staircase to the first floor, and a door through to a useful utility room. The open-plan kitchen and dining area span the width of the property and are fitted with a range of integral appliances, with French doors opening out to a private rear garden and patio – perfect for relaxing or entertaining.

Upstairs, the master bedroom includes an en-suite shower room/WC, while the remaining bedrooms are served by a modern family bathroom. Externally, there is a double driveway providing off-street parking for two vehicles, along with an integral garage equipped with power and lighting. The enclosed rear garden is not directly overlooked, offering a good degree of privacy.

Located on the outskirts of Durham, the property is well placed for access to local shops and amenities in Bowburn and nearby Coxhoe, with Durham City Centre just three miles away. The nearby A1(M) provides excellent transport links across the region, and the route into Durham passes the University and several colleges, making this a practical and desirable location for a wide range of buyers.





















## GROUND FLOOR

### Entrance Lobby

### Lounge

16'0" x 10'2" (4.88 x 3.1)

### Utility Room

7'10" x 7'10" (2.4 x 2.4)

### Downstairs WC

### Dining Kitchen

18'9" x 7'6" (5.72 x 2.31)

## FIRST FLOOR

### Landing

### Bedroom One

13'10" x 9'6" (4.22 x 2.9)

### En-Suite

### Bedroom Two

11'3" x 8'7" (3.43 x 2.64)

### Bedroom Three

10'0" x 9'8" (3.05 x 2.97)

### Bathroom

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161p.a

Energy Rating: TBC


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.









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

**We are in the process of producing a floorplan for this property. Please check back later.**

**Alternatively you can call us to register your interest on 0191 387 3000.**



