



Bell Avenue, Bowburn, DH6 5PJ
3 Bed - House - Terraced
£160,000

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Bell Avenue

Bowburn, DH6 5PJ

EARLY VIEWING ADVISED ** LOVELY TOWNHOUSE HOME ** PLEASANT POSITION **
CLOSE TO DURHAM CITY ** SUPERBLY PRESENTED ** ENCLOSED REAR GARDEN **
PARKING SPACE & VISITOR PARKING ** COMPETITIVE PRICE **

The ground floor comprises: inviting hallway, WC, dining/reception room, kitchen breakfast room with french doors opening to the rear garden and patio area. The first floor has a comfortable living room and master bedroom with en-suite shower room/wc. The second floor has two bedrooms and family bathroom/wc. Outside the property occupies a pleasant position with parking to the front and rear enclosed garden.

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

Hallway

Dining Room

9'10 x 8'10 (3.00m x 2.69m)

WC

Kitchen Diner

12'10 x 12'10 (3.91m x 3.91m)

FIRST FLOOR

Bedroom

12'10 x 9'6 (3.91m x 2.90m)

En-Suite

Lounge

13'1 x 9'2 (3.99m x 2.79m)

SECOND FLOOR

Bedroom

13'1 x 9'6 (3.99m x 2.90m)

Bedroom

13'1 x 10'2 (3.99m x 3.10m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

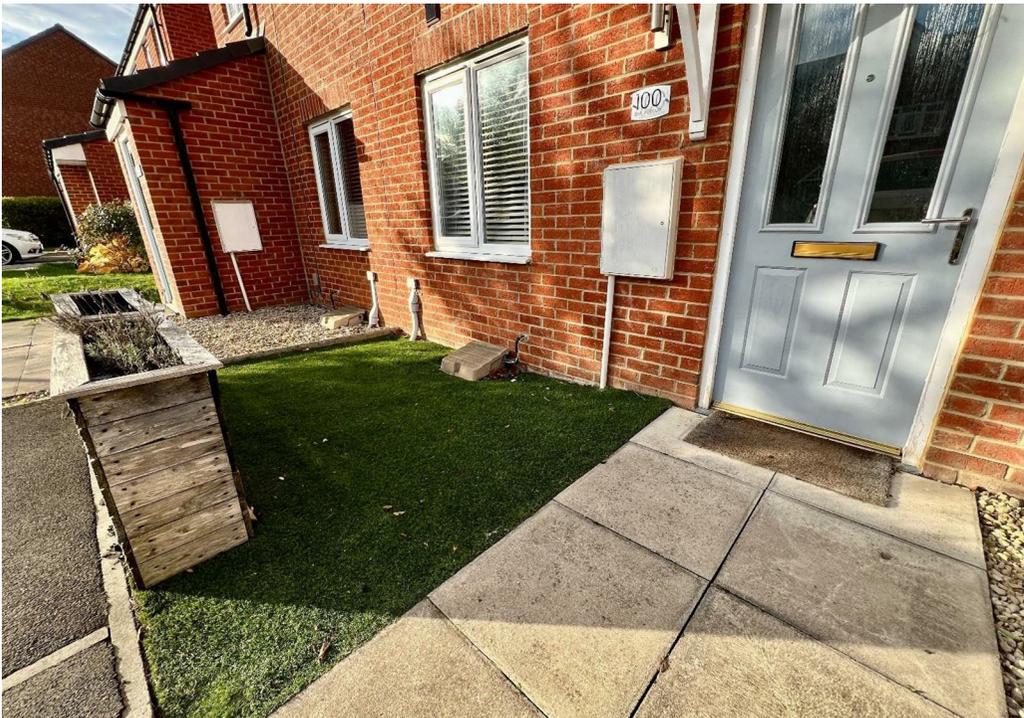
Broadband: Basic 9Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

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

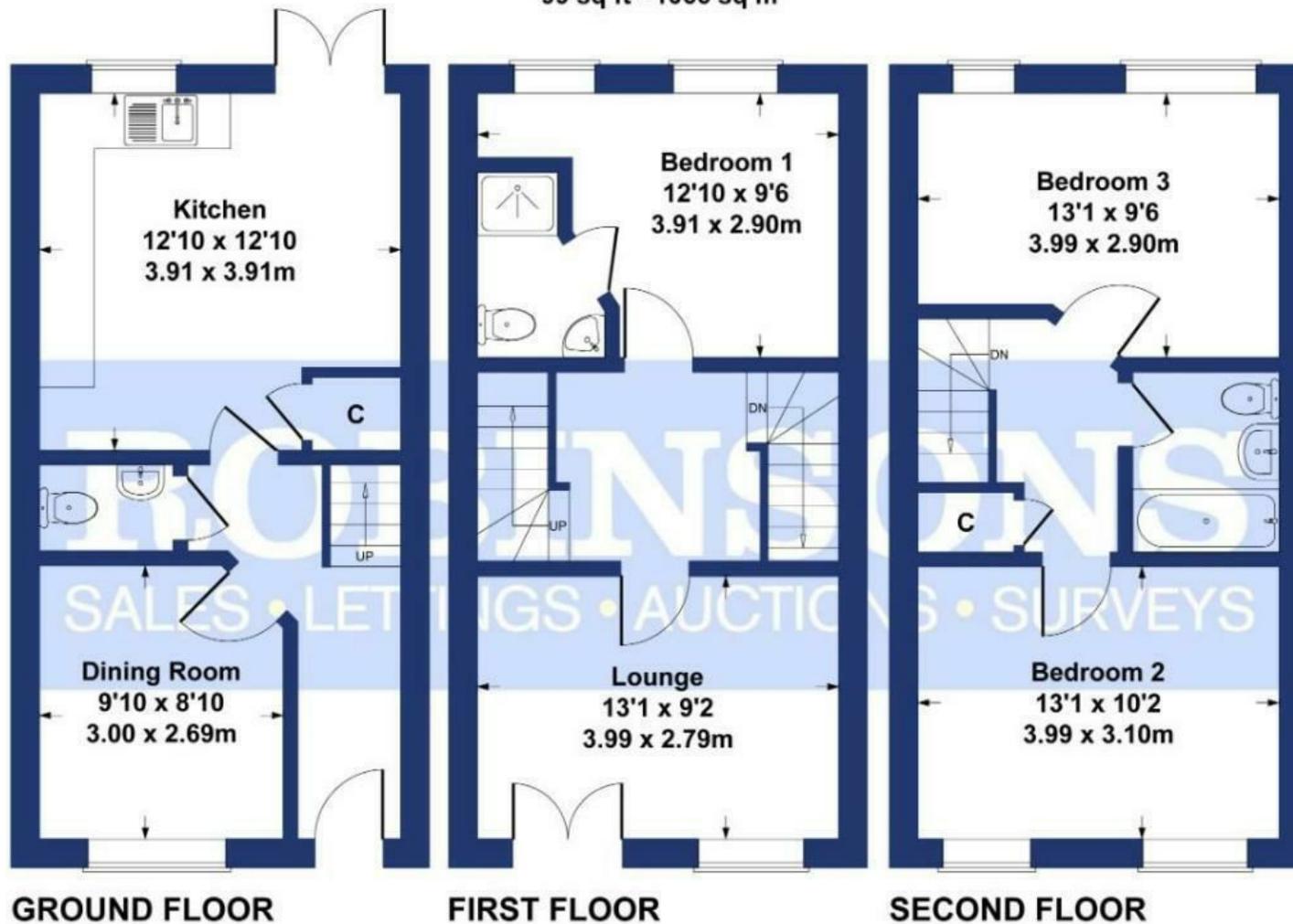
Energy Rating: B



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.

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Approximate Gross Internal Area
99 sq ft - 1066 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		95
(61-81)	B	84	
(49-60)	C		
(35-48)	D		
(23-34)	E		
(15-22)	F		
(1-14)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. 2019

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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