



**Tweddle Terrace, Bowburn, DH6 5AF**  
**3 Bed - House - Terraced**  
**O.I.R.O £85,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

No Chain \*\* Pleasantly Situated \*\* Ideal First Buy, Family Home or Investment Buy-to-Let \*\* Popular & Convenient Location \*\* Close to Durham & Major Road Links \*\* Solid Fuel Heating & Upvc Double Glazing \*\* Spacious & Extended Floor Plan \*\* Front Garden & Rear Courtyard Garden \*\*

The floor plan comprises: entrance hallway, comfortable lounge and dining room with bay window and feature open fire. The kitchen is fitted with a range of units and has door to the rear as well as access to the downstairs bathroom/WC, which has white suite and over bath shower. The first floor has two double bedrooms and a single bedroom.

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

### Lounge & Dining Room

17'05 x 15'09 (5.31m x 4.80m)

### Kitchen

11'10 x 6'04 (3.61m x 1.93m)

### Bathroom/WC

7'04 x 6'04 (2.24m x 1.93m)

## FIRST FLOOR

### Bedroom

11'05 x 10'0 (3.48m x 3.05m)

### Bedroom

13'01 x 7'01 (3.99m x 2.16m)

### Bedroom

7'05 x 7'01 (2.26m x 2.16m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid Fuel

Broadband: Basic 15 Mbps, Superfast 74 Mbps, Ultrafast

10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,701 p.a

Energy Rating: D

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.

### Premium Conveyancing

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

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

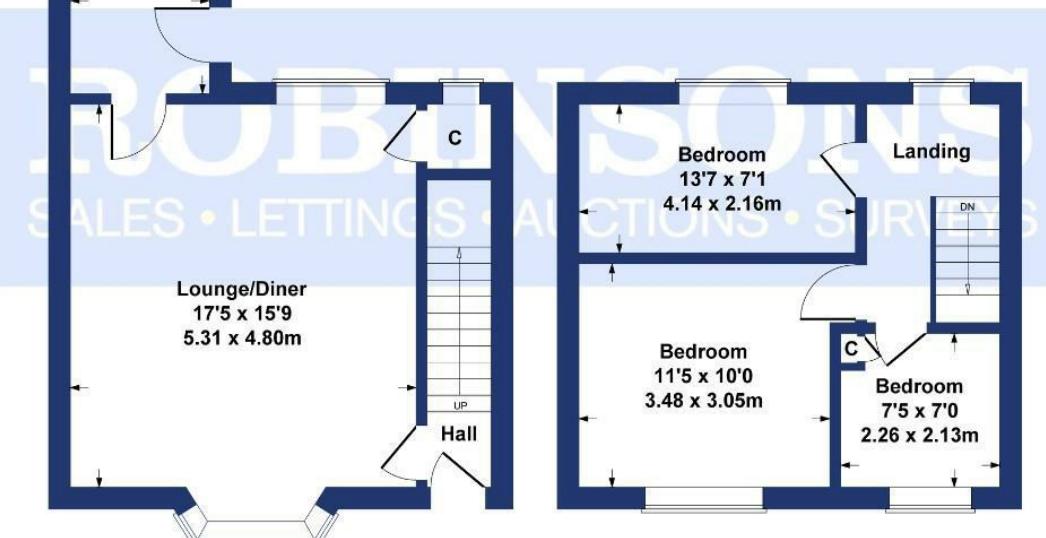
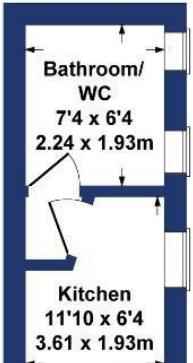




# Tweddle Terrace

Approximate Gross Internal Area

804 sq ft - 75 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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC