



Durham Road West, Bowburn, DH6 5AU
3 Bed - House - Terraced
£125,000

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Durham Road West Bowburn, DH6 5AU

* BEAUTIFULLY PRESENTED * EXTENDED * MUCH IMPROVED * SPACIOUS ROOMS * OFF STREET PARKING AND GARAGE * MODERN KITCHEN AND BATHROOM * FLOORED LOFT SPACE * READY TO MOVE INTO *

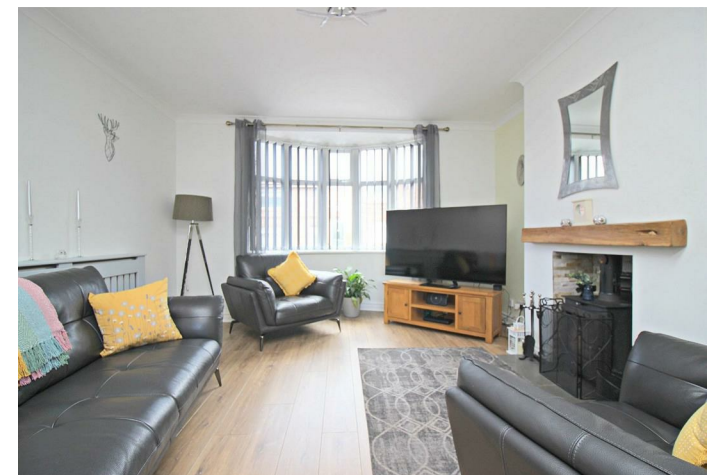
This beautifully presented and much improved home offers spacious accommodation throughout and is ready to move straight into. Having been extended, the property benefits from generous room sizes, modern fixtures and fittings, and practical features including off-street parking, a garage and a large floored loft space.

The floorplan comprises an entrance lobby, welcoming hallway, comfortable lounge opening through to a dining room, creating an excellent space for both everyday living and entertaining, and an attractive modern kitchen fitted with a range of units. To the first floor there are three good sized bedrooms and a modern bathroom. A drop-down ladder from the landing provides access to a large floored loft space, ideal for storage.

Externally, the property benefits from a front courtyard and an enclosed rear yard with gated access providing off-street parking and access to the garage.

Durham Road West is situated within Bowburn, a popular and well-established village ideally positioned for access to a range of local shops, schools and everyday amenities. Durham City centre is only a short drive away and offers an extensive selection of shopping, restaurants, leisure facilities and cultural attractions.

The area is particularly popular with commuters due to its excellent road links via the A1(M), A177 and A690, providing straightforward access to Durham, Sunderland, Newcastle and Teesside. There are also nearby green spaces and countryside walks, adding to the appeal of this convenient and well-connected location.











Lobby

Hallway

Living Room

15'8" x 13'5" (4.8 x 4.1)

Dining Room

14'1" x 13'5" (4.3 x 4.1)

Kitchen

12'1" x 6'2" (3.7 x 1.9)

Bedroom

14'1" x 10'2" (4.3 x 3.1)

Bedroom

13'9" x 8'10" (4.2 x 2.7)

Bedroom

10'9" x 8'2" (3.3 x 2.5)

Bathroom

8'10" x 6'6" (2.7 x 2)

Garage

15'1" x 8'2" (4.6 x 2.5)

Loft

18'8" x 17'8" (5.7 x 5.4)

AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx £1748pa

Tenure: Freehold

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – N/A

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – extended

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

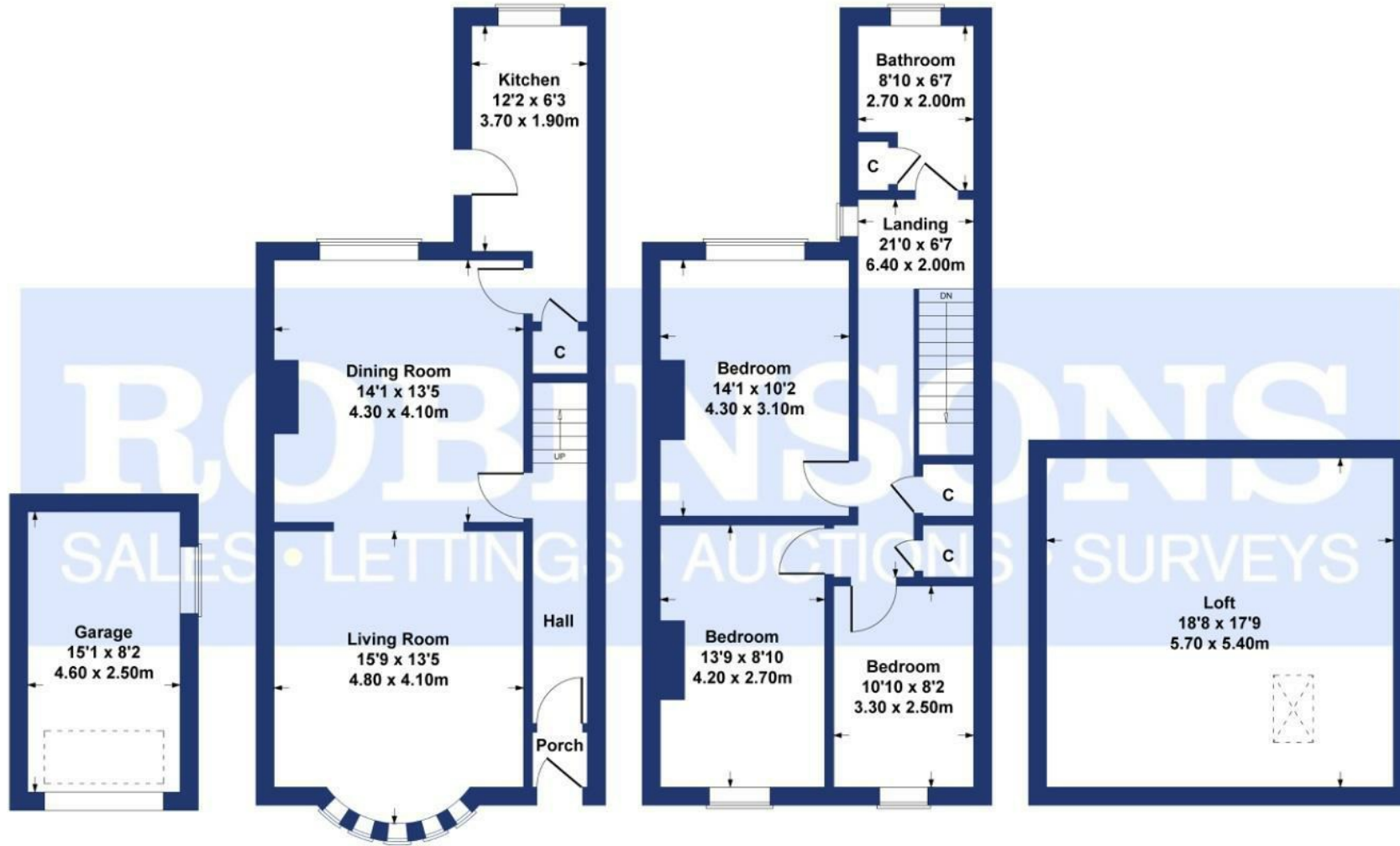
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

Durham Road West

Approximate Gross Internal Area
1582 sq ft - 147 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		
(23-34) E		
(13-22) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GARAGE

GROUND FLOOR

FIRST FLOOR

LOFT

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 Plotplans Ltd. 2026

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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