



Hill Top View, Bowburn, DH6 5BU
3 Bed - House - Semi-Detached
O.I.R.O £150,000

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Hill Top View

Bowburn, DH6 5BU

No Upper Chain ** Popular Village Location ** Pleasantly Situated ** Parking & Enclosed Garden ** Close to Durham City & Major Road Links
** Village Amenities ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan features a welcoming entrance hallway with a WC, a modern fitted kitchen, and a spacious open-plan living and dining room with French doors that open to the rear garden. Upstairs, there are three generously sized bedrooms and a bathroom/WC. Outside, the property includes driveway parking at the rear and a private enclosed garden.

** None of the appliances/utilities have not and will not be checked **

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

WC

Kitchen

10'6 x 8'11 (3.20m x 2.72m)

Lounge

16'11 x 15'11 (5.16m x 4.85m)

FIRST FLOOR

Bedroom

14'1 x 8'11 (4.29m x 2.72m)

Bedroom

13'5 x 8'4 (4.09m x 2.54m)

Bedroom

9'3 x 7'4 (2.82m x 2.24m)

Bathroom/WC

6'7 x 6'4 (2.01m x 1.93m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

There will an Estate Service charge, costs to follow

Tenure: Freehold

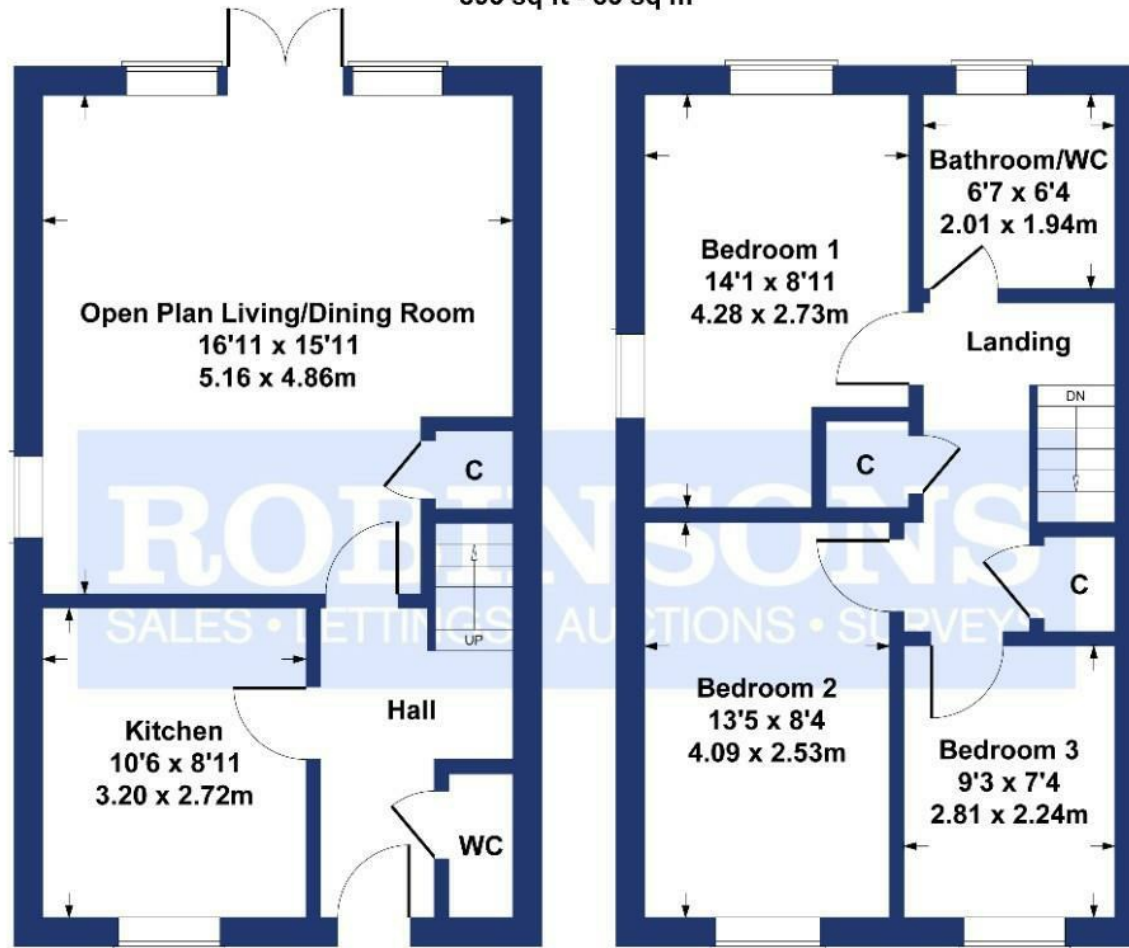
Council Tax: Durham County Council, Band B - Approx. £1891 p.a

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.

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Approximate Gross Internal Area
893 sq ft - 83 sq m



GROUND FLOOR

FIRST FLOOR

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. 2025

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			
(29-34) E			
(21-28) 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.

