



Grange Way, Bowburn, DH6 5PN  
3 Bed - House - Semi-Detached  
£189,995

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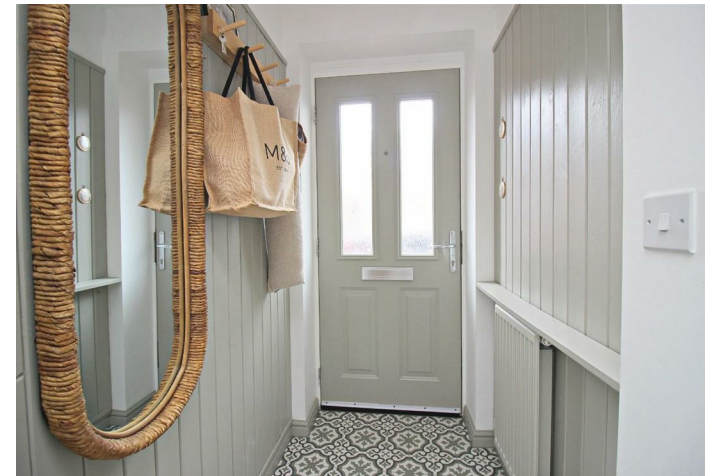
## Grange Way Bowburn, DH6 5PN

\* 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

Council Tax: Durham County Council, Band C - Approx. £2268p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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

Rights & Easements – None known, check with seller

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>

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

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.



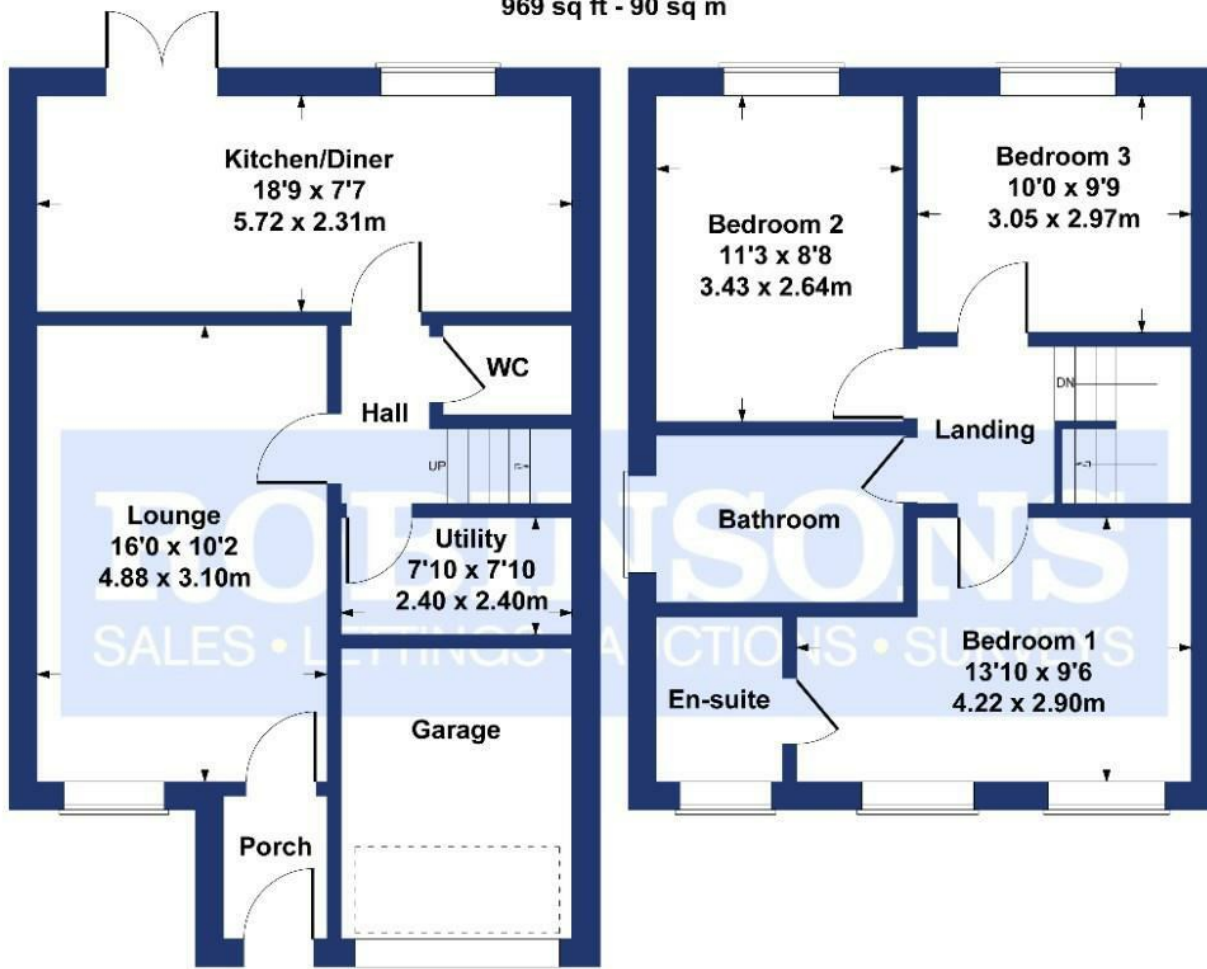




# Grange Way

Approximate Gross Internal Area

969 sq ft - 90 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		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(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

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.



