



Henry Avenue, Bowburn, DH6 5EN
3 Bed - House - Townhouse
Offers Over £195,000

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Henry Avenue Bowburn, DH6 5EN

* BEAUTIFULLY PRESENTED AND MUCH IMPROVED * STUNNING REFITTED KITCHEN * ATTRACTIVE BATHROOM AND EN-SUITE * OPEN COUNTRYSIDE VIEWS * IMPRESSIVE MAIN BEDROOM SUITE * EN SUITE * STUDY * GARAGE AND AMPLE PARKING * ATTRACTIVE REAR GARDEN *

Beautifully presented and much improved is this impressive home, enjoying a pleasant position with attractive open views across fields and countryside to the front. Finished to an excellent standard, the property benefits from a stunning refitted kitchen, much improved bathroom and en suite, together with spacious and versatile accommodation arranged over three floors.

The ground floor comprises an entrance hallway, downstairs WC, superb dining kitchen and a spacious lounge with French doors opening directly onto the rear patio and garden.

To the first floor there are two good sized bedrooms, an attractive family bathroom and a useful study, from which stairs provide access to the second floor. The top floor is dedicated to an excellent main bedroom suite, incorporating a wardrobe area and modern en suite facilities.

Externally, there is a front garden together with parking for several cars and access to the attached garage. To the rear is an attractive and well-presented enclosed garden incorporating lawn and patio areas, providing an excellent space for relaxing and entertaining.

Henry Avenue is situated within Bowburn, a popular and particularly convenient location just a few miles south of Durham City. The village offers a range of local shops, schools and everyday amenities, while Durham City provides an extensive choice of shopping, leisure and recreational facilities. Bowburn is especially well placed for commuters, with excellent access to the nearby A1(M) as well as routes towards Durham, Sunderland, Newcastle and Teesside. The surrounding countryside and nearby walking routes further complement the property's attractive open outlook.













GROUND FLOOR

Hallway

Downstairs WC

Dining Kitchen

13'9" x 11'5" (4.2 x 3.5)

Lounge

14'5" x 11'5" (4.4 x 3.5)

FIRST FLOOR

Landing

Bedroom 2

14'9" x 9'6" max (4.5 x 2.9 max)

Bedroom 3

9'10" x 8'2" (3 x 2.5)

Bathroom

8'2" x 6'2" (2.5 x 1.9)

Study Area

SECOND FLOOR

Bedroom 1

14'9" x 13'1" (4.5 x 4)

En Suite

8'2" x 5'10" (2.5 x 1.8)

AGENT'S NOTES

Council Tax: Durham County Council, Band C - Approx £2331pa

Tenure: Freehold

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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 recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No

Probate – Not applicable

Rights & Easements – None known.

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

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

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – none known

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

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing.

Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

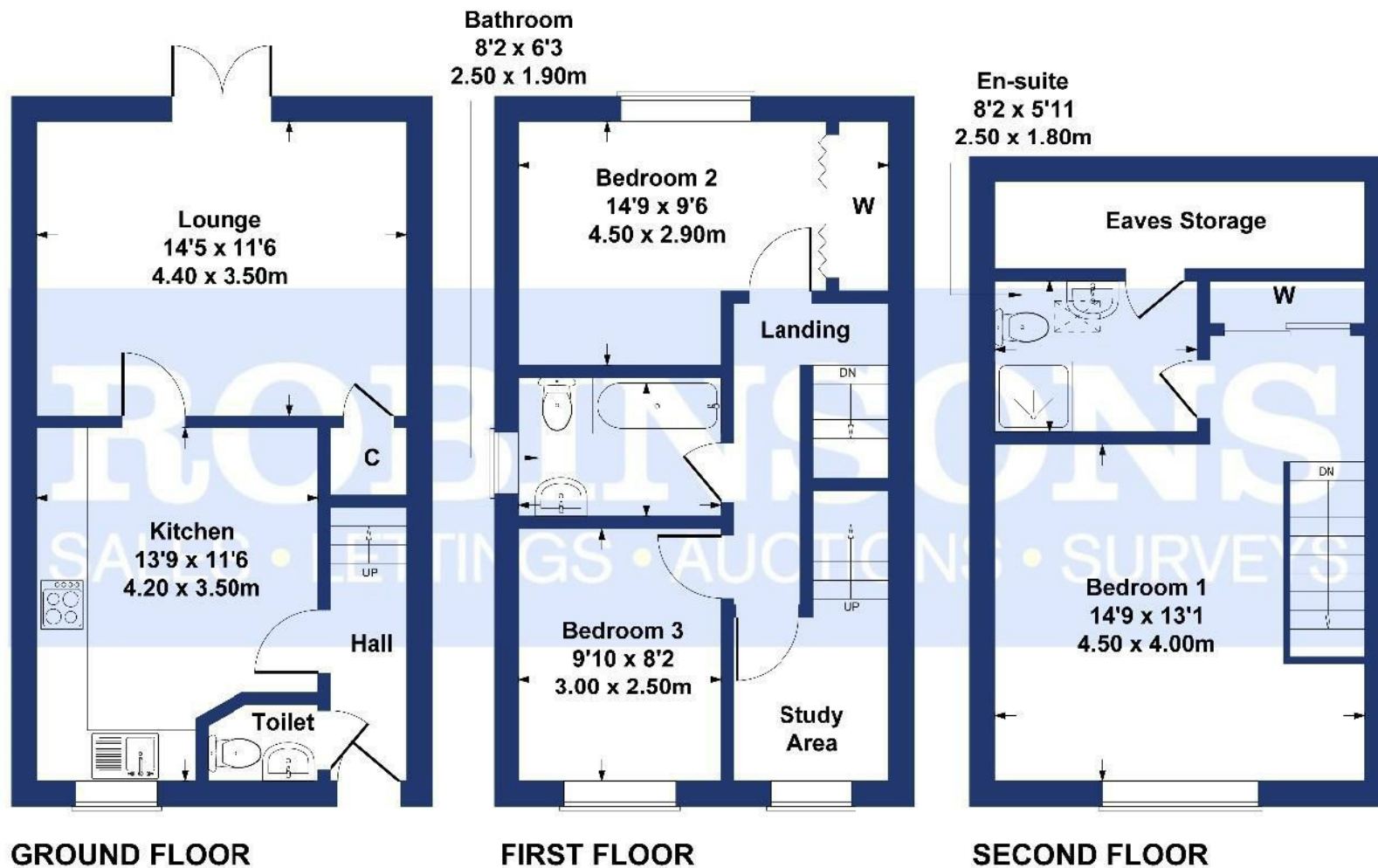
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



Henry Avenue

Approximate Gross Internal Area
1023 sq ft - 95 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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



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