

Bell Avenue, Bowburn, DH6 5PE
3 Bed - House - End Terrace
O.I.R.O £155,000

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Bell Avenue
Bowburn, DH6 5PE

Ideal Starter or Family Home | Landscaped Rear Garden | Popular & Convenient Location | Two Bathrooms | Outskirts of Durham | Excellent Road Links | Must Be Viewed

This well-presented and thoughtfully laid-out home offers an excellent opportunity for first-time buyers, growing families, or those looking to enjoy a convenient setting on the outskirts of Durham City. Combining comfortable living space with modern practicality, the property is ready to move straight into and enjoy.

The accommodation is arranged over two floors and begins with a welcoming entrance hallway, creating a pleasant first impression upon arrival. To the ground floor, there is a convenient downstairs WC, ideal for guests and day-to-day family living. The fitted kitchen diner provides a sociable and functional space — perfect for both everyday meals and entertaining — offering ample worktop and storage space.

To the rear, the cosy lounge enjoys a relaxing outlook over the garden and benefits from French doors that open directly onto the patio — allowing natural light to flood the room while creating a seamless indoor-outdoor living feel during the warmer months.

The first floor hosts three well-proportioned bedrooms, making the layout perfectly suited to families or those needing home-office space. The master bedroom benefits from its own en-suite shower facilities, adding privacy and convenience. A family bathroom/WC serves the remaining bedrooms and is fitted with modern fixtures.

Externally, the property continues to impress. There is an enclosed garden to the front along with a parking area, while to the rear is a landscaped garden designed for low maintenance and enjoyment. The patio seating area provides an ideal setting for outdoor dining, entertaining, or simply relaxing.

Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle this home has to offer.































Location
Situated in a popular and accessible location on the outskirts of Durham, the property enjoys the perfect balance of convenience and connectivity.

Everyday amenities, local shops, and services are available within nearby Bowburn and Coxhoe, catering well for daily needs. For a more extensive range of shopping, dining, and leisure facilities, Durham City Centre lies approximately 3 miles away. The scenic route into the city passes Durham University and several of its renowned colleges, adding to the area's charm.

For commuters, Bowburn is particularly well positioned, lying just a short drive from the A1(M) motorway interchange. This provides excellent transport links to regional centres including Newcastle, Sunderland, and Teesside, making it an ideal base for those travelling across the North East.

GROUND FLOOR

Hallway

W C

Kitchen Diner
14'5 x 8'10 (4.39m x 2.69m)

Lounge
15'5 x 10'2 (4.70m x 3.10m)

FIRST FLOOR

Bedroom
9'10 x 8'6 (3.00m x 2.59m)

En-Suite

Bedroom
8'10 x 8'6 (2.69m x 2.59m)

Bedroom
8'10 x 8'6 (2.69m x 2.59m)

Bathroom/WC

Agents Notes
Council Tax: Durham County Council, Band B - Approx. £1984p.a
Tenure: Freehold
Estate Management Charge – Not that we are aware of
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 – NA
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. Check with seller.
Accessibility/Adaptations – No
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

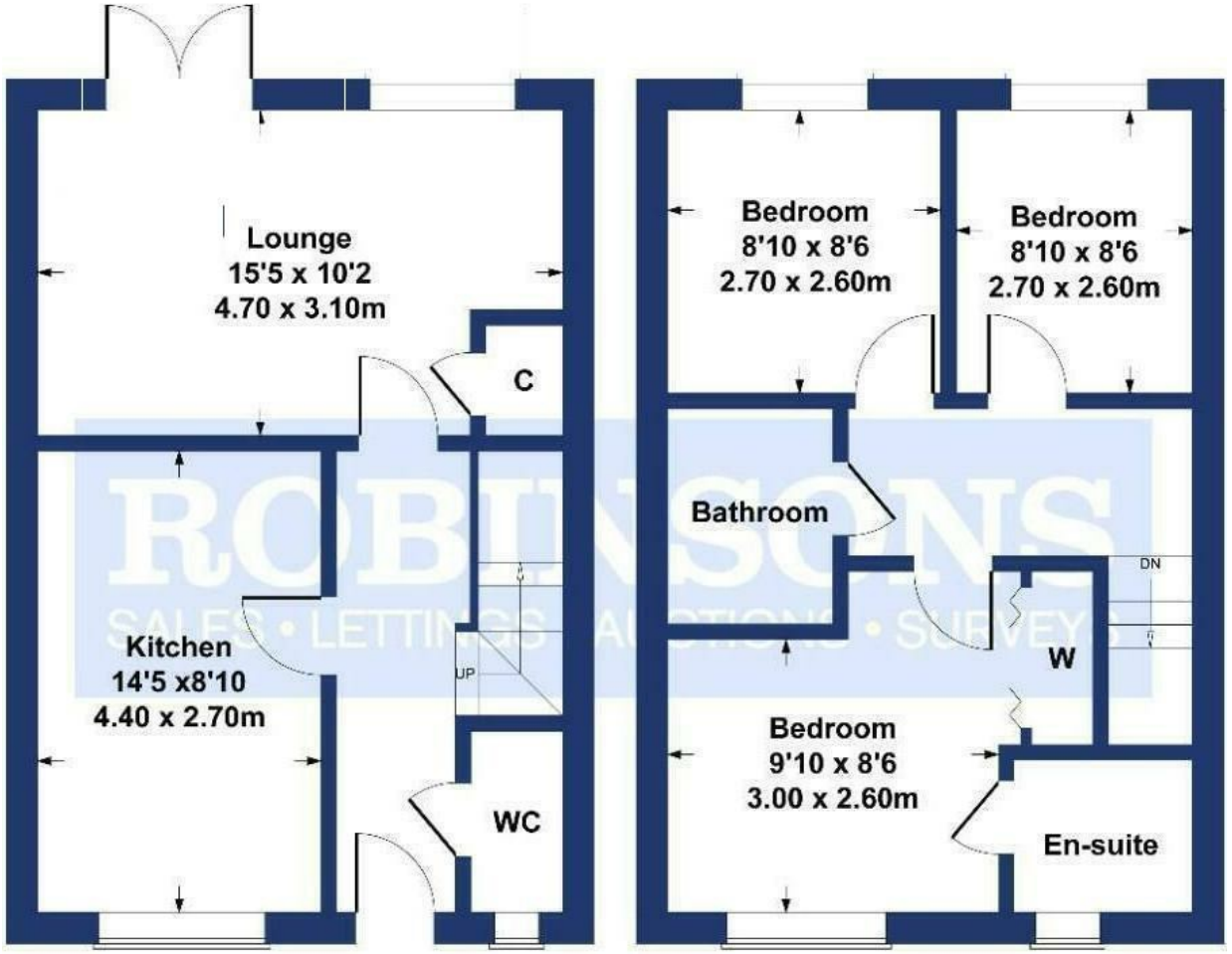


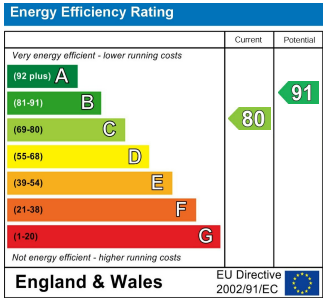






Approximate Gross Internal Area
829 sq ft - 77 sq m





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.

Produced by Potterplans Ltd. 2023

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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