



Mary Terrace, Bowburn, DH6 5DH  
2 Bed - House - Semi-Detached  
O.I.R.O £92,000

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**Ideal Investment / Can Be Sold With Tenant £595pcm \*\* Semi Detached Home \*\* Pleasant Front Outlook \*\* Convenient Location Close to Durham & Major Road Links \*\* Gardens \*\* Possible Rear Parking \*\* Double Glazing & GCH Via Combination Boiler \*\***

The floor plan briefly comprises: entrance hall, living/dining room, modern fitted kitchen. The first floor has two good sized bedrooms and family bathroom/wc. Externally the front enjoys a pleasant outlook and the rear has a good sized enclosed garden.

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.

**\*\* Images are from prior to the current tenancy April 2025 \*\***



**Entrance**

**Lounge**

17'11" x 10'11" (5.46 x 3.33)

**Kitchen Diner**

11'7" x 10'0" (3.53 x 3.05)

**First Floor**

**Bedroom**

12'4" x 10'8" (3.76 x 3.25)

**Bedroom**

11'9" x 10'4" (3.58 x 3.15)

**Bathroom/WC**











# Mary Terrace

Approximate Gross Internal Area

767 sq ft - 71 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. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.