Prince Charles Avenue, Bowburn, DH6 5DW
3 Bed - House - Semi-Detached
£130,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Prince Charles Avenue
Bowburn, DH6 5DW

No Chain ** Modern Family or First Home ** Popular Location ** Parking & Gardens ** Good Road Links ** Close to Durham City ** Good Walking & Cycle Routes ** Double Glazing & GCH ** Well Presented ** Early Viewing Advised **

The floor plan briefly comprises; an entrance hallway, lounge, UPVC double glazed conservatory and a fitted kitchen/dining room. To the first floor there are three bedrooms and a family bathroom/WC fitted with a white suite and electric shower. Externally, the property benefits from a double driveway to the front providing off-street parking, whilst to the rear there is a lawned garden.

The area is well served by a selection of well-regarded schools, including Bowburn Primary School and The Durham Federation, making it an ideal choice for families. Excellent transport links are close at hand, with the A1(M) providing convenient access to Durham, Newcastle and further afield, while regular bus routes connect the village to surrounding towns and Durham city centre.

Bowburn offers a welcoming community feel with a range of local shops, cafés and green spaces. Durham City is just a short drive away and provides a superb choice of shops, restaurants, cultural attractions, historic landmarks and mainline rail services for wider national travel.

GROUND FLOOR

Hallway

WC

Lounge
15'9 x 10'6 (4.80m x 3.20m)

Conservatory

Kitchen Diner
16'5 x 13'5 (5.00m x 4.09m)

FIRST FLOOR

Bedroom
16'5 x 7'10 (5.00m x 2.39m)

Bedroom
14'1 x 8'6 (4.29m x 2.59m)

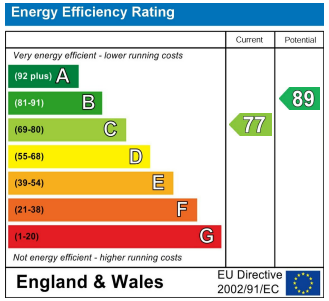
Bedroom
7'7 x 6'11 (2.31m x 2.11m)

Bathroom/WC
8'0 x 5'7 (2.44m x 1.70m)

Agents Notes
Council Tax: Durham County Council, Band B - Approx. £1984 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard assumed
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
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 – Conservatory
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

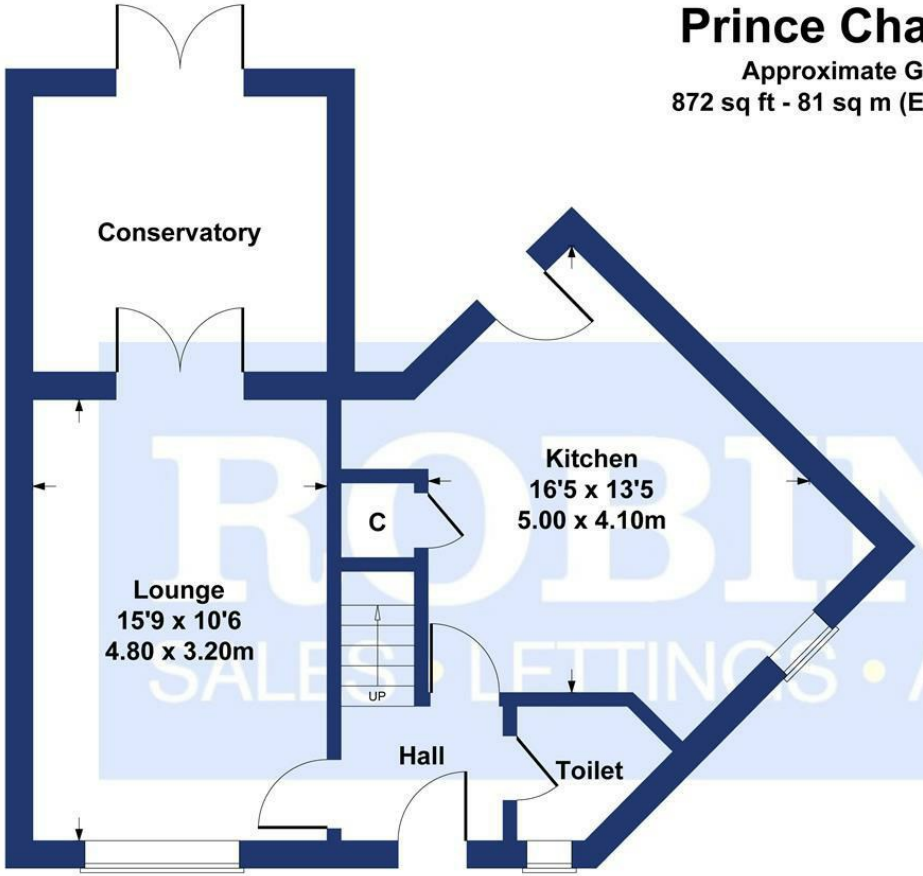
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

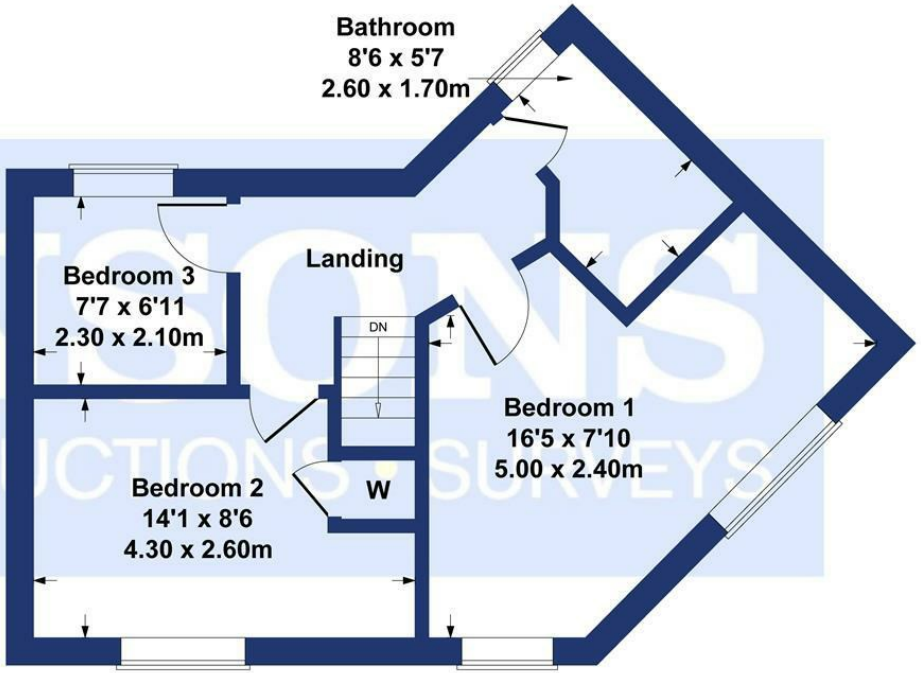


Prince Charles Avenue

Approximate Gross Internal Area
872 sq ft - 81 sq m (Excluding Conservatory)



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. 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.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS

ARLA
Association of Residential Letting Agents

mortgage CHOICE
from Robinsons