



Wylam Street, Bowburn, DH6 5BD  
2 Bed - House - Terraced  
£79,995

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# Wylam Street

## Bowburn, DH6 5BD

No Chain \*\* Ideal Starter or Investment Property \*\* Upgraded \*\* Extended Floor Plan \*\* Popular Village Location \*\* Pleasantly Situated \*\* Pleasant Courtyard Garden \*\* Local Amenities & Major Road Networks \*\* Upvc Double Glazing & GCH \*\* Outskirts of Durham \*\* Must Be Viewed \*\*

The floor plan comprises: entrance lobby, comfortable lounge, modern fitted kitchen diner, rear lobby, bathroom/WC with white suite and over bath shower. The first floor has two good sized double bedrooms. Outside, the property occupies a pleasant position with the front not looking onto other properties, and the rear enjoys an enclosed courtyard style garden with sunny aspect.

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.











## GROUND FLOOR

### Entrance

### Lounge

14'3 x 13'9 (4.34m x 4.19m)

### Kitchen Diner

18'0 x 9'0 (5.49m x 2.74m)

### Rear Lobby

### Bathroom/WC

7'8 x 6'6 (2.34m x 1.98m)

## FIRST FLOOR

### Bedroom

14'4 x 14'0 (4.37m x 4.27m)

### Bedroom

18'0 x 9'0 (5.49m x 2.74m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 76 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

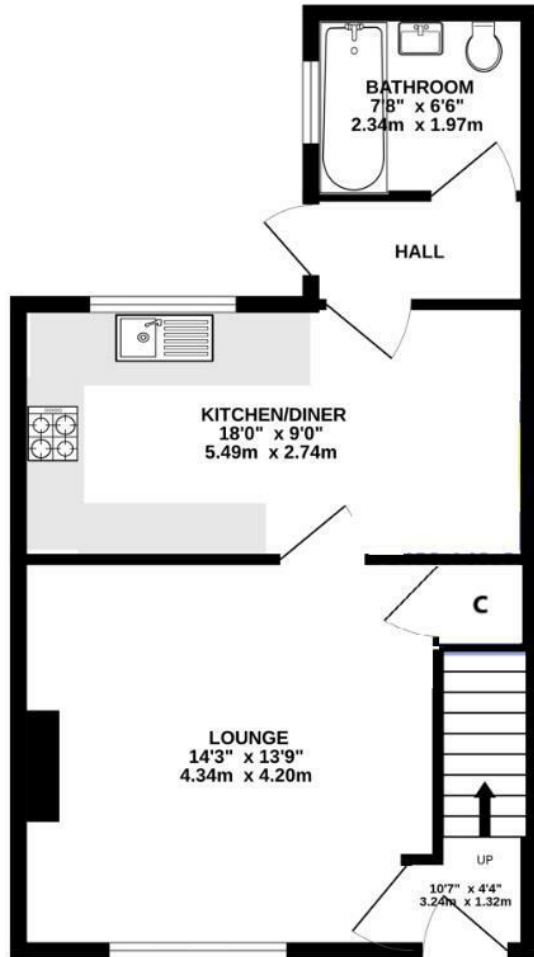
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: E

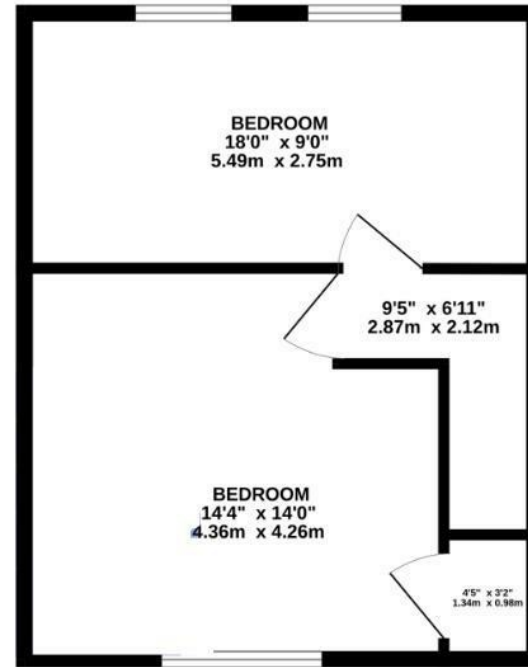


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			87
(61-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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