



Tunstall Avenue, Bowburn, DH6 5EE  
3 Bed - House - Semi-Detached  
Starting Bid £65,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Tunstall Avenue

## Bowburn, DH6 5EE

**\*\* Being Auctioned through Robinsons in connection with the Great North Property Auction \*  
Start bids welcome from £65,000 \* Buyers Premium applies please see full details for  
information \*\***

**\*\* Good Project For Cash Buyers \*\* Blank Canvass \*\* Good Potential For Selling, Families &  
Buy-to-Let \*\* Popular Location \*\* Outskirts of Durham \*\* Upvc Double Glazing \*\* Rear Garden  
\*\* Early Viewing Advised \*\***

Bowburn, a quaint village, provides excellent access to the A1(M) and A177, making it ideal for commuting throughout the region. Local amenities include a convenience store, bakeries, and healthcare facilities. Situated just five miles from Durham City Centre, the village also offers convenient bus routes. Additionally, there's a local nursery and junior school located within Bowburn.

The property has a floorplan comprising entrance hallway, lounge with French doors to rear garden, kitchen, and conservatory. The first floor is currently all open plan, but see floorplan for proposed plan. There are front and rear gardens.

**\*\* Any perspective buyers interested in buying and looking to extend, remodel or development  
the property, would be subject to local planning and building regulations. We recommend  
checking with the local council prior to any purchase. \*\***









### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 75 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

Energy Rating: E

Any perspective buyers looking to extend, remodel or development the property, would be subject to local planning and building regulations. We recommend checking with the local council prior to any purchase.

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.

### **Auction Notes**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

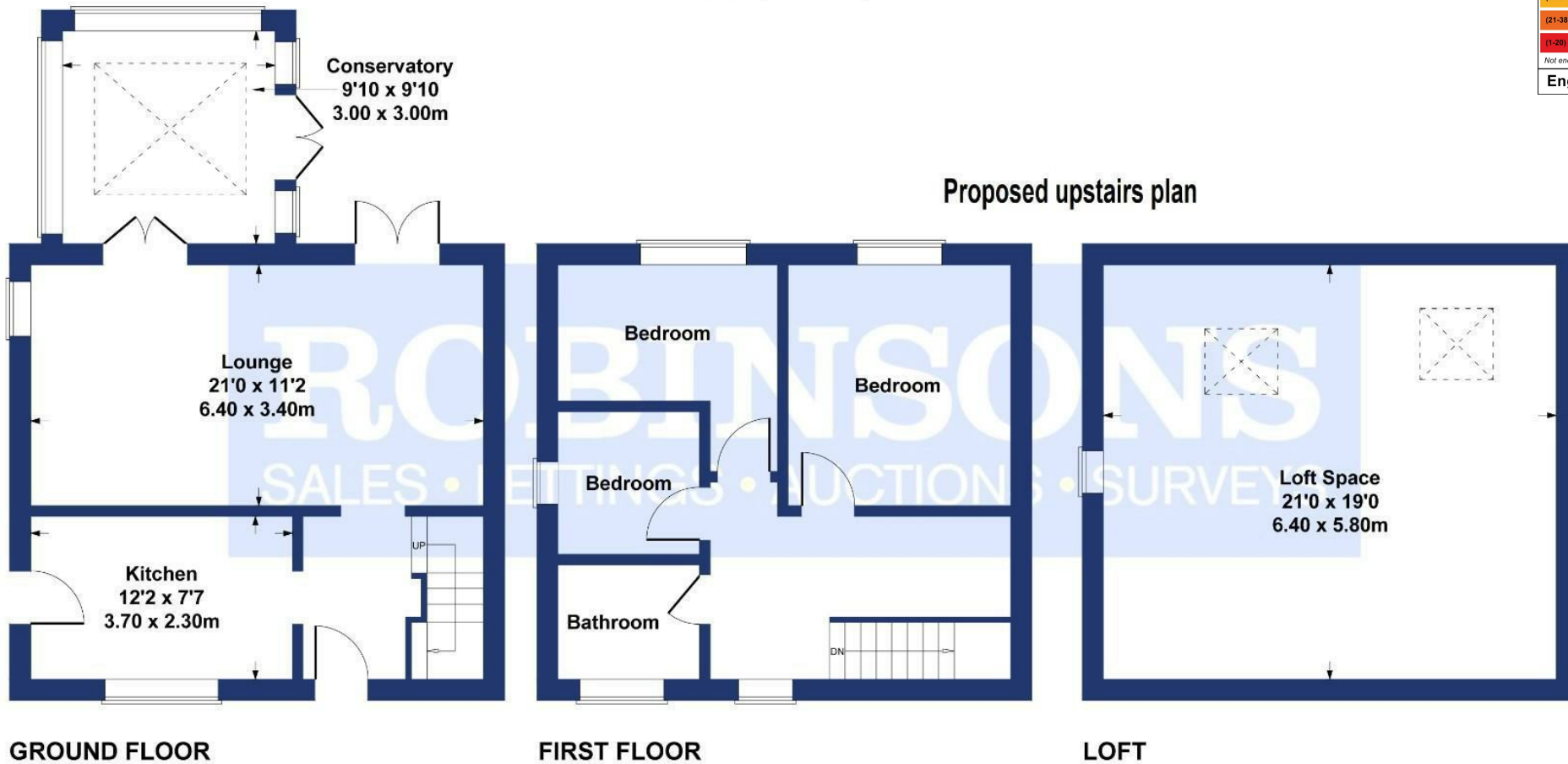
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

# Tunstall Avenue

Approximate Gross Internal Area  
1313 sq ft - 122 sq m

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (82 plus) <b>A</b>                          |           | <b>82</b>                  |
| (61-81) <b>B</b>                            |           |                            |
| (49-60) <b>C</b>                            |           |                            |
| (35-48) <b>D</b>                            |           |                            |
| (29-34) <b>E</b>                            |           |                            |
| (21-28) <b>F</b>                            | <b>39</b> |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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. 2024

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.

