



**Horton Crescent, Bowburn, DH6 5EJ**  
**3 Bed - House - Semi-Detached**  
**£105,000**

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# Horton Crescent, Bowburn, DH6 5EJ

No Upper Chain \*\* Well Presented \*\* Popular Village Location \*\* Outskirts of Durham \*\* Close to A1(M) & Amazon \*\* Parking \*\* Sunny Rear Aspect \*\* GCH Via Combi \*\* Upvc Double Glazing \*\* Not To Be Missed \*\*

The floor plan briefly comprises: entrance hallway, comfortable lounge, modern fitted kitchen, dining room and downstairs WC. The first floor has three bedrooms and bathroom/wc. Outside there are large front gardens with parking and a rear garden offering a sunny aspect.

The property is situated close to a range of local shops and amenities which are available within Bowburn as well as nearby Coxhoe, while there are a more comprehensive range of shopping and recreational facilities and amenities available within Durham City centre which lies approximately 3 miles distant. Bowburn is also ideally placed for commuting purposes as it lies within easy driving distance of the A1(M) Motorway Interchange which offers good road links to both North and South.

## Hallway

## Cloak/WC

## Lounge

15'0" x 10'3" (4.57 x 3.12)

## Kitchen & Dining Room

16'6" x 11'4" (5.03 x 3.45)

## First Floor

## Bedroom

14'9" x 9'10" (4.50 x 3.00)

## Bedroom

12'0" x 9'10" (3.66 x 3.00)

## Bedroom

10'0" x 6'5" (3.05 x 1.96)

## Bathroom/WC

## Tenure - Freehold

## Council Tax Band A - Approx. £1426 PA









# Horton crescent

Approximate Gross Internal Area

912 sq ft - 85 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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.

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