



Edward Avenue, Bowburn, DH6 5EB
3 Bed - House - Semi-Detached
O.I.R.O £139,950

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Edward Avenue Bowburn, DH6 5EB

Superb Three Bedroom Home ** Popular Bowburn Location ** Spacious & Upgraded ** Approved Extension Plans ** Generous Sunny Garden ** Summer House ** Driveway Parking ** Must Be Viewed

Occupying a pleasant position within the popular village of Bowburn, just a short distance from Durham City, this superb three-bedroom home offers spacious, beautifully upgraded accommodation, perfect for first-time buyers, couples and growing families.

A particularly exciting feature is the approved planning permission for a substantial full-width ground floor extension and half-width double-storey extension, providing excellent potential to create additional living space. Further details are available from the seller or Durham County Council's planning portal.

Internally, the property combines modern fixtures and fittings with comfortable, practical living spaces, complemented by UPVC double glazing and gas central heating.

The accommodation comprises an entrance porch, inviting lounge, separate dining room with patio doors to the garden, and an impressive kitchen/breakfast room featuring contemporary units and integrated appliances. A convenient cloakroom/WC completes the ground floor.

Upstairs are three well-proportioned bedrooms and a stylish family bathroom with contemporary fittings and shower over the bath.

Externally, the property benefits from a front garden and driveway parking. The generous, sunny rear garden is ideal for families and entertaining, whilst a delightful summer house with power and lighting offers versatile additional space.

Bowburn is a well-connected village offering everyday amenities, local shops, schooling and recreational facilities. Nearby Durham City provides an excellent selection of shops, restaurants, leisure attractions and its renowned university. Excellent access to the A1(M), A177 and nearby Durham railway station makes the location particularly appealing to commuters travelling throughout the region.

Early viewing is highly recommended.











Agents Notes

Council Tax: Durham County Council, Band X - Approx. £xxxx p.a

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Estate Management Charge – Yes/No/NA

Property Construction – Standard, non-traditional

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating/Electric/Oil

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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

Selective licencing area – No/Yes/NA

Probate – Being applied for / Granted / NA

Rights & Easements – None known, Check with seller

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, check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

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.

Edward Avenue

Approximate Gross Internal Area
947 sq ft - 88 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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

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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