Burn Street, Bowburn, DH6 5AN
3 Bed - House - Mid Terrace
O.I.R.O £95,000

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Burn Street
Bowburn, DH6 5AN

No Chain ** Superb Three-Bedroom Home ** Extended Floor Plan ** Pleasant Front Green Outlook ** Modern Kitchen/Dining Room ** Useful Utility & WC ** Recent Improvements ** Excellent A1(M) Access **

Occupying a pleasant position overlooking a green to the front, this superb three-bedroom terraced home is situated within the popular village of Bowburn, on the outskirts of Durham City.

Ideally suited to a variety of buyers, including first-time buyers, couples and families, the property enjoys convenient access to a good range of local amenities, schools and excellent road links. The nearby A1(M) provides easy access throughout the region, while Durham City is also within easy reach.

The property has been upgraded and improved over recent years, with notable works including an airflow system installed in 2023, a new roof to both the main house and outhouse in 2022, and a combination boiler fitted in recent years.

The extended ground-floor accommodation comprises an entrance hall leading into a comfortable lounge, while the modern fitted kitchen and dining room provides an attractive and practical space for everyday living and entertaining, complete with a selection of integrated appliances.

To the rear is a useful lobby providing access to the courtyard garden, together with a separate utility area and cloakroom/WC.

To the first floor are three bedrooms and a modern family bathroom fitted with an over-bath shower.

Externally, the property benefits from its pleasant outlook across the green to the front, while to the rear is an enclosed courtyard-style garden.

A well-presented and improved home in a convenient location, offering excellent access to Durham City and the A1(M). Early viewing is highly recommended.

Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Property Construction – Standard
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 – 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
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
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Extended
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.

Lounge
14'09 x 14'05 (4.50m x 4.39m)

Kitchen Diner
17'08 x 8'07 (5.38m x 2.62m)

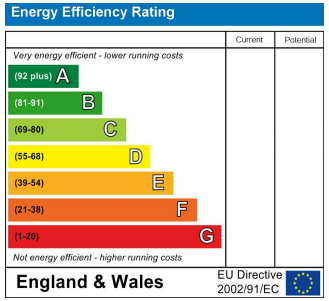
Utility & WC

Bedroom
14'05 x 10'05 (4.39m x 3.18m)

Bedroom
8'08 x 9'08 (2.64m x 2.95m)

Bedroom
8'10 x 8'0 (2.69m x 2.44m)

Bathroom



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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