



Bell Avenue, Bowburn, DH6 5PE
3 Bed - House - End Terrace
Offers Over £150,000

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Bell Avenue

Bowburn, DH6 5PE

Ideal Starter or Family Home ** Landscaped Rear Garden ** Popular & Convenient Location ** Two Bathrooms ** Outskirts of Durham ** Close to Amenities & Road Links ** Must Be Viewed **

The floor plan spans two levels, featuring an entrance hallway, a downstairs WC, a fitted kitchen diner, and a cosy lounge with French doors opening to the rear garden. The first floor includes three bedrooms, with the master bedroom boasting en-suite facilities, and a family bathroom/WC. Outside, the property offers an enclosed front garden, parking area and landscaped rear garden with patio area.

Local shops and amenities are available in Bowburn and nearby Coxhoe, while Durham City Centre, approximately 3 miles away, offers a wider range of shopping and recreational facilities. The route to Durham City passes the University and several colleges. Bowburn is conveniently located for commuting, being a short drive from the A1(M) Motorway Interchange, providing excellent road links to other regional centers.









GROUND FLOOR

Entrance Hallway

WC

Kitchen Diner

14'5 x 8'10 (4.39m x 2.69m)

Lounge

15'5 x 10'2 (4.70m x 3.10m)

FIRST FLOOR

Bedroom

9'10 x 8'6 (3.00m x 2.59m)

En-Suite

Bedroom

8'10 x 8'6 (2.69m x 2.59m)

Bedroom

8'10 x 8'6 (2.69m x 2.59m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12Mbps, Superfast 80 Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

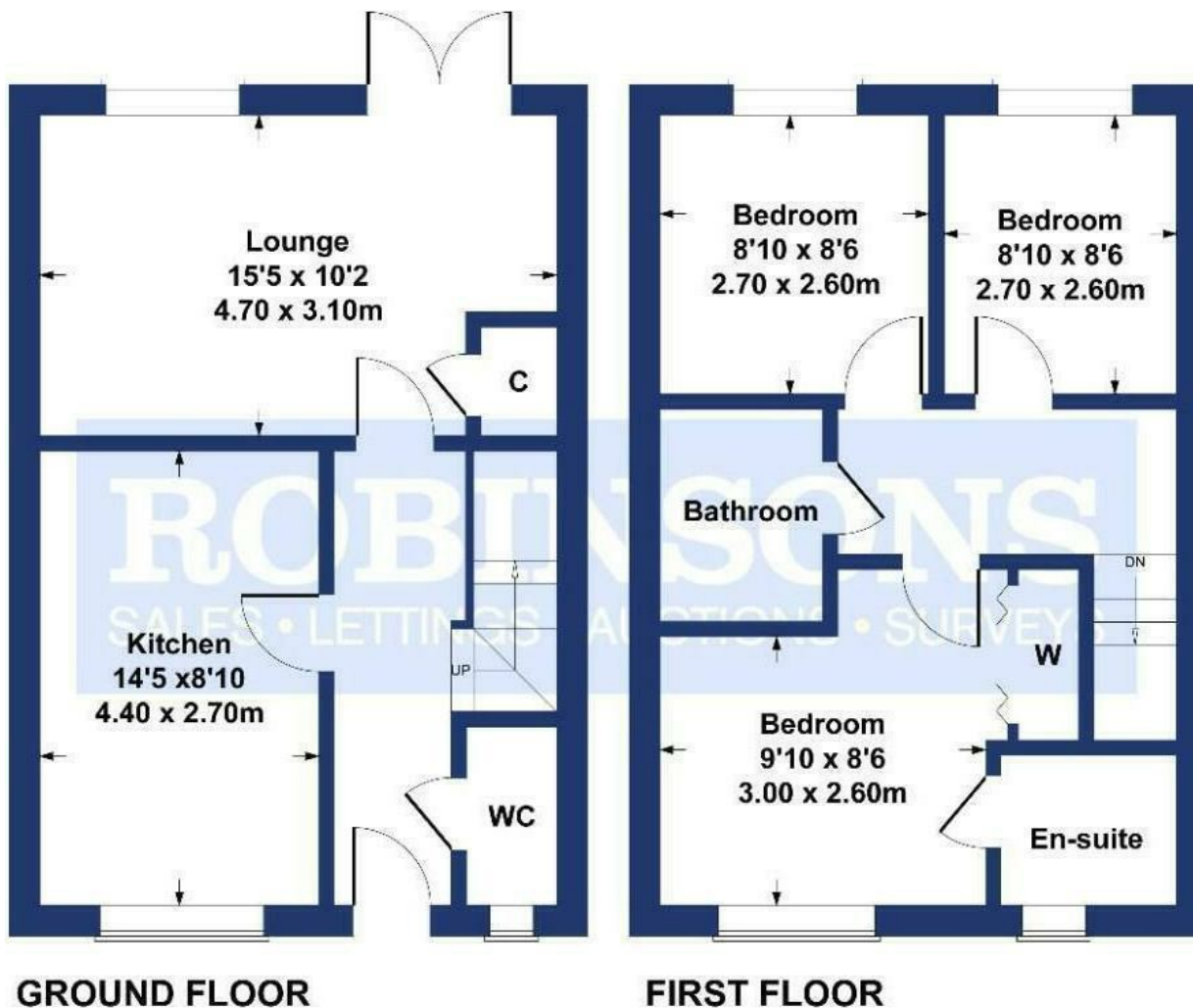
Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: C



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.

Approximate Gross Internal Area
829 sq ft - 77 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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	79	
(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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