



Lawson Road, Bowburn, DH6 5ED
3 Bed - House - Semi-Detached
£165,000

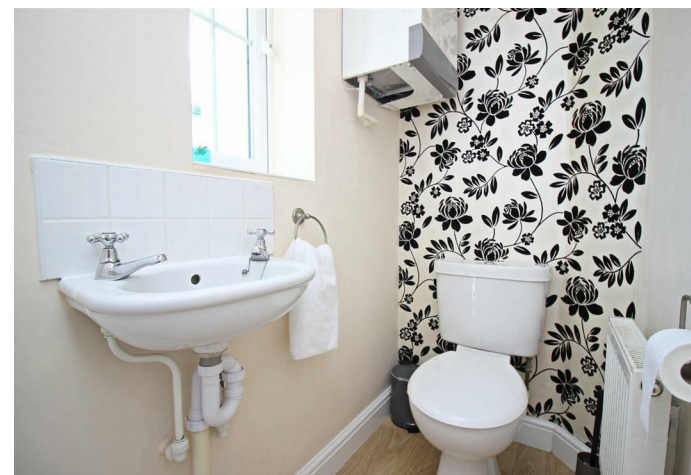
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Lawson Road Bowburn, DH6 5ED

**** NO CHAIN ** EXTENDED ** SUPERBLY WELL PRESENTED ** CUL DE SAC POSITION **
DRIVEWAY, GARDENS AND GARAGE ** WONDERFUL GARDEN ROOM ****

We offer for sale with no onward chain this superbly well-presented and extended 3 bedroom semi-detached home which has upvc double glazing and gas fired central heating. Situated within a quiet cul de sac in a small development of modern properties, the floorplan briefly consists of; entrance hallway, downstairs WC, dining kitchen with appliances including dishwasher and Beko fridge/freezer, inviting living room with doors leading to a sun room. On the first floor there are three bedrooms and a white suite bathroom. Externally there are gardens to the front and rear, the rear offering a good degree of privacy. There is also a driveway and garage.

Bowburn is well located for a range of amenities, and motoring links including the A1(m) highway which offers access to many of the regions major towns and cities including Newcastle upon Tyne, Gateshead, Chester le Street and Sunderland. Durham is also a small drive away. The property should appeal to a wide variety of potential buyers including couples, families and commuters.











GROUND FLOOR

Hallway

Downstairs WC

Lounge

18'8" x 9'1" (5.69 x 2.79)

Garden Room

15'1" x 12'5" (4.60 x 3.80)

Kitchen / Diner

15'8" x 13'5" (4.79 x 4.11)

FIRST FLOOR

Landing

Bedroom 1

18'8" x 7'7" (5.69 x 2.32)

Bathroom

9'8" x 5'6" (2.97 x 1.68)

Bedroom 2

9'8" x 9'1" (2.97 x 2.79)

Bedroom 3

9'6" x 5'8" (2.92 x 1.74)

Garage

16'1" x 8'2" (4.90m x 2.49m)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 79 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B

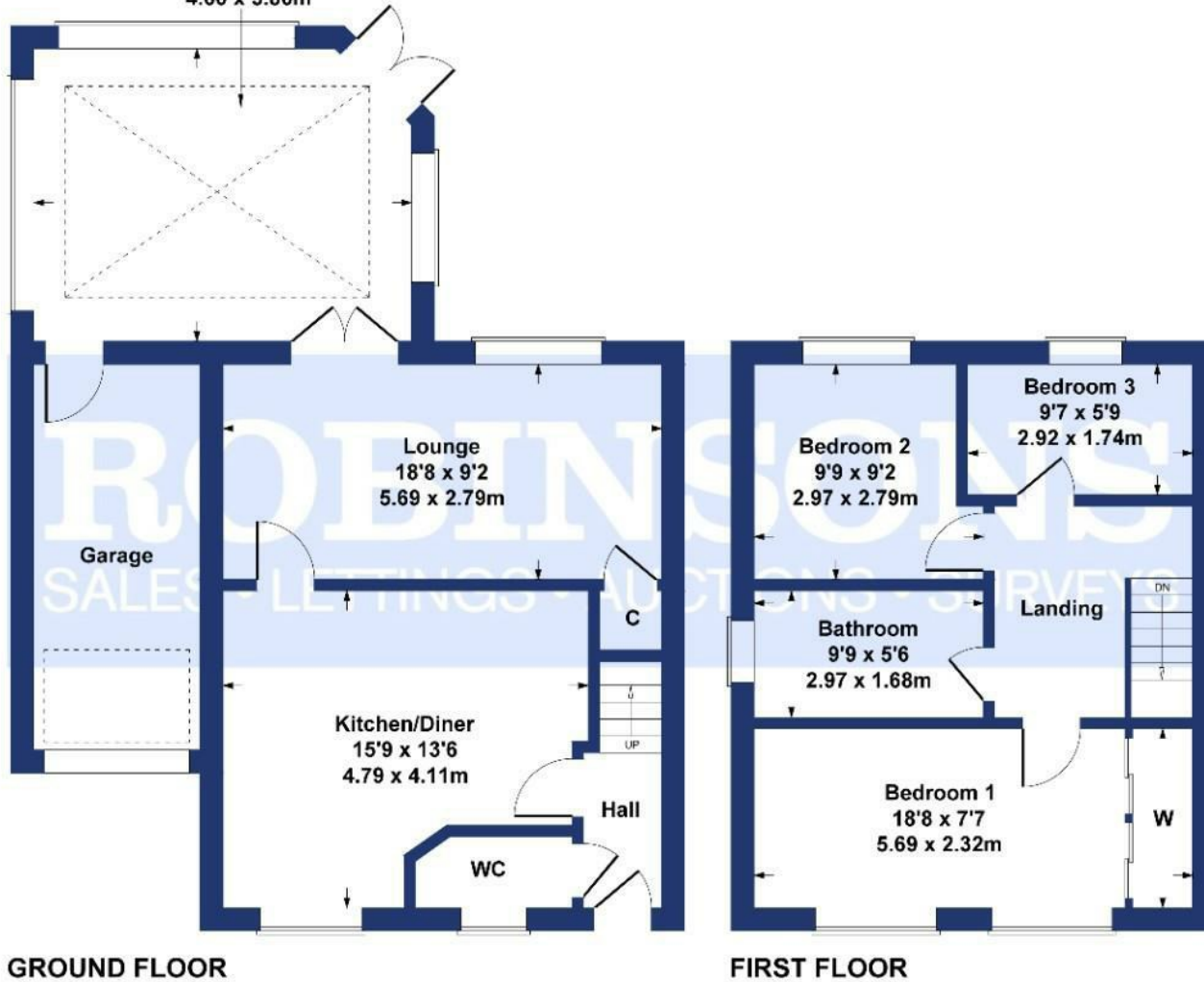
Energy Rating: D

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.

Lawson Road

Approximate Gross Internal Area
1066 sq ft - 99 sq m
(Excluding Garage)

Garden Room
15'1 x 12'6
4.60 x 3.80m



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

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 66 | 80 |
| 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.

