



Bell Avenue, Bowburn, DH6 5PE  
3 Bed - House - Townhouse  
O.I.R.O £154,950

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## Bell Avenue Bowburn, DH6 5PE

Not to Be Missed \*\* Ideal Family Home or First Buy \*\* Popular Location Close to Durham and A1(M) Motorway \*\* Spacious Floor Plan \*\* Double Glazing & GCH \*\* Enclosed Rear Garden With Sunny Aspect \*\* Double Parking Space \*\* Must Be Viewed \*\*

The ground floor comprises: entrance, lounge, inner hall, WC, kitchen and dining room with French doors opening to the rear garden. The first floor has two bedrooms and family bathroom/wc. The top floor has the spacious master suite with en-suite shower room/wc. Outside the property occupies a pleasant position with enclosed rear garden and front double driveway parking.

Bell Avenue forms part of a popular and modern residential development, situated in the village of Bowburn. There are a range of local shops and amenities available, with a more comprehensive range of shopping, recreational facilities and amenities available within Durham City Centre, which lies approximately 3 miles distant. Bowburn is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South. Additionally, there is easy access to the local, recently constructed Primary School.



















## GROUND FLOOR

### Entrance Vestibule

### Lounge

14'8 x 11'9 (4.47m x 3.58m)

### Inner Hallway

### WC

### Kitchen Diner

11'9 x 7'9 (3.58m x 2.36m)

## FIRST FLOOR

### Bedroom

11'9 x 10'5 (3.58m x 3.18m)

### Bedroom

11'9 x 7'3 (3.58m x 2.21m)

### Bathroom/WC

## SECOND FLOOR

### Master Bedroom

12'8 x 8'5 (3.86m x 2.57m)

### En-Suite Shower Room/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

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

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2059 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.



# Grange Way

Approximate Gross Internal Area  
882 sq ft - 82 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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