



Henry Avenue, Bowburn, DH6 5EN
3 Bed - House - Semi-Detached
O.I.R.O £159,950

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Henry Avenue Bowburn, DH6 5EN

Lovely Front Outlook & Sunny Rear Aspect ** Spacious Driveway Approx. 4 Vehicles ** Popular Location ** Modern Fixture & Fittings ** Double Glazing & GCH ** Outskirts of Durham City ** Access to Major Road Links ** Early Viewing Advised **

The accommodation offers a surprising amount of space and is beautifully presented throughout. It features an inviting entrance hallway, a convenient cloakroom/WC, a modern fitted kitchen and dining area, and a generous living room with French doors leading to the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom/WC. Outside, the property boasts a large driveway at the front, providing off-street parking for approx. four vehicles, and an enclosed rear garden with a lawn, patio area, and a sunny aspect.

Bowburn, located in County Durham, is a village that offers a blend of suburban living with convenient access to Durham City, making it an attractive option for a range of buyers. Just 3 miles from Durham City Centre, Bowburn benefits from excellent transport links, including easy access to the A1(M) motorway, which connects the village to nearby cities like Newcastle and Middlesbrough, as well as London and Edinburgh via the East Coast Mainline from Durham Station. The village has seen recent development, with modern housing estates offering a variety of property types, from starter homes to family houses, making it appealing to first-time buyers, families, and investors alike.

In terms of amenities, Bowburn has a selection of local shops, a post office, and primary schools, with larger supermarkets and retail options just a short drive away in Durham. The village also boasts green spaces and parks, along with access to countryside walks, providing a peaceful lifestyle. Public transport options include regular bus services to Durham and nearby towns. Bowburn is ideal for those seeking affordable living with proximity to city amenities, good schools, and efficient transport routes.













GROUND FLOOR

Hallway

WC

Kitchen Diner

13'6 x 11'6 (4.11m x 3.51m)

Lounge

14'9 x 11'4 (4.50m x 3.45m)

FIRST FLOOR

Bedroom

12'6 x 8'0 (3.81m x 2.44m)

Bedroom

12'4 x 8'5 (3.76m x 2.57m)

Bedroom

6'8 x 6'0 (2.03m x 1.83m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 69 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

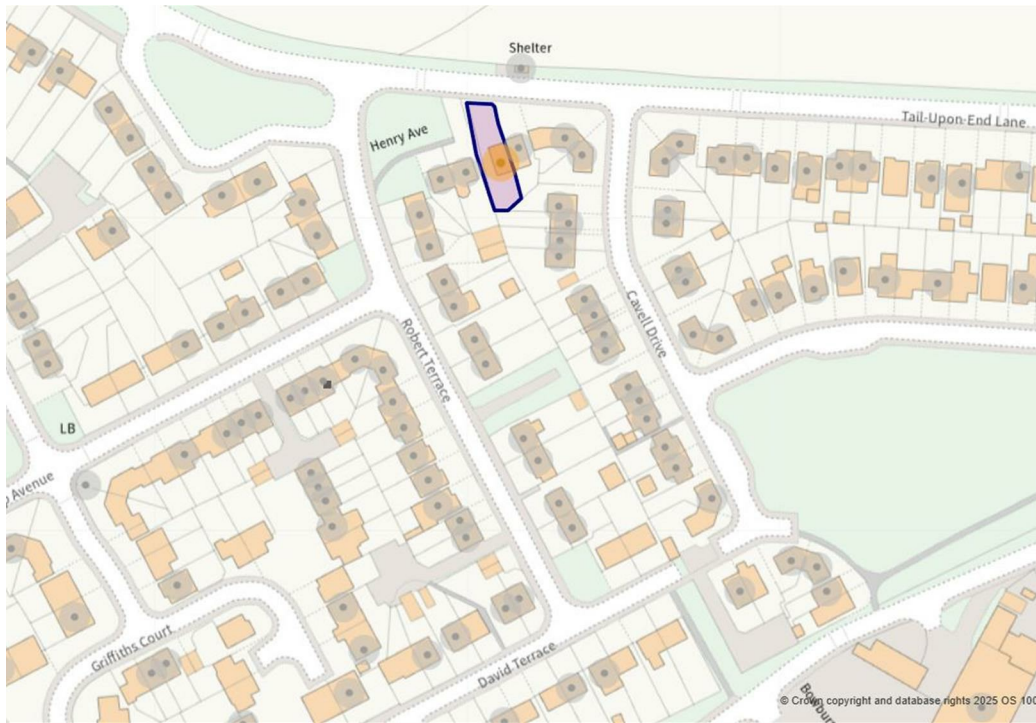
Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

Energy Rating: C

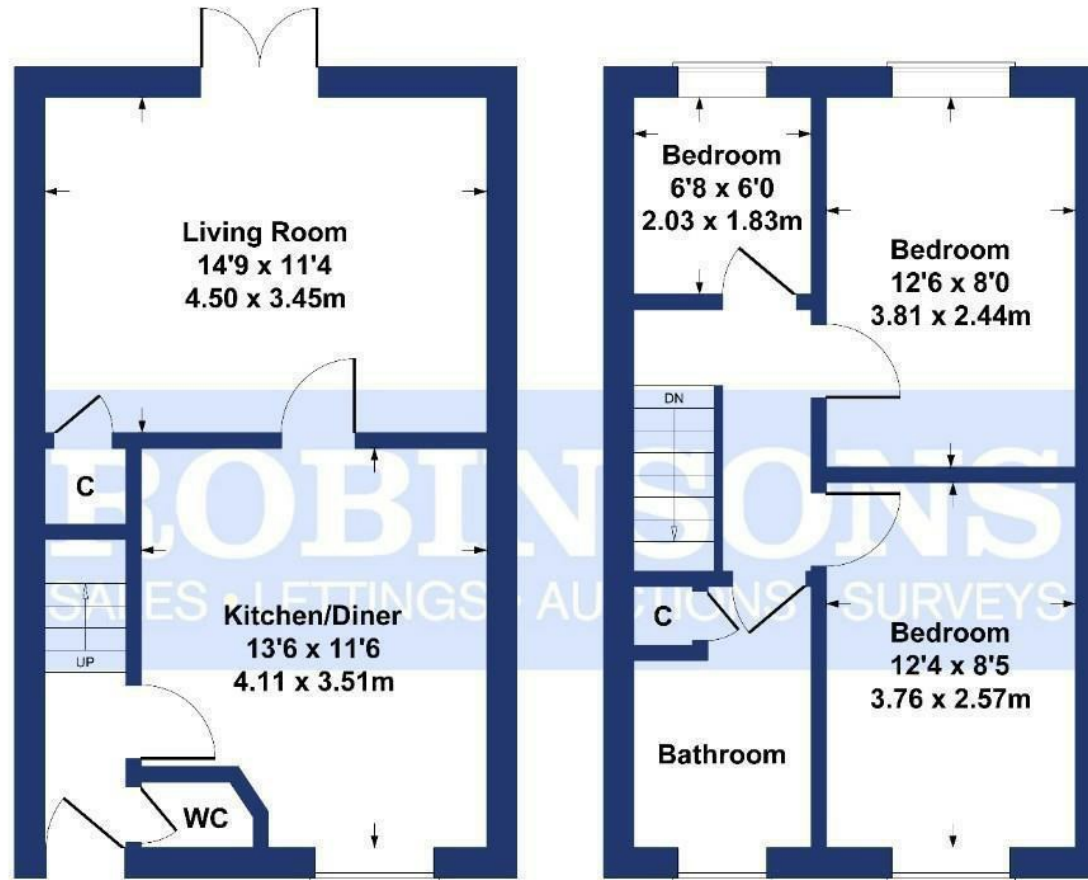


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Henry Avenue

Approximate Gross Internal Area
755 sq ft - 70 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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.

