



Grange Way, Bowburn, DH6 5PL  
3 Bed - House - Semi-Detached  
£175,000

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## Grange Way Bowburn, DH6 5PL

Outskirts of Durham \*\* Close to Major Road Networks \*\* Private Rear Garden With Southerly Aspect \*\* Well Presented, Spacious & Extended Floor Plan \*\* Two Bathrooms \*\* Parking & Garage \*\* Good Broadband Speeds \*\* Ideal Family, First Home or Investment \*\* Must Be Viewed \*\*

The floor plan comprises: entrance hall, comfortable lounge, inner hall with Cloak/WC, modern fitted kitchen dining room with a range of integral appliances. There are French doors that open to the garden room, which in-turn opens to the rear garden. The first floor has three bedrooms, master en-suite shower room and family bathroom/WC. Outside, the property occupies a pleasant position with front and rear gardens. The front has driveway parking with garage access, whilst the rear enjoys a sunny private 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

### Entrance Hall

### Cloak/WC

### Lounge

16'0 x 10'2 (4.88m x 3.10m)

### Inner Hallway

### Cloak/WC

### Kitchen Diner

18'9 x 7'7 (5.72m x 2.31m)

### Garden Room

10'0 x 10'0 (3.05m x 3.05m)

## FIRST FLOOR

### Bedroom

13'10 x 9'6 (4.22m x 2.90m)

### En-Suite

### Bedroom

11'3 x 8'8 (3.43m x 2.64m)

### Bedroom

10'0 x 9'9 (3.05m x 2.97m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161p.a

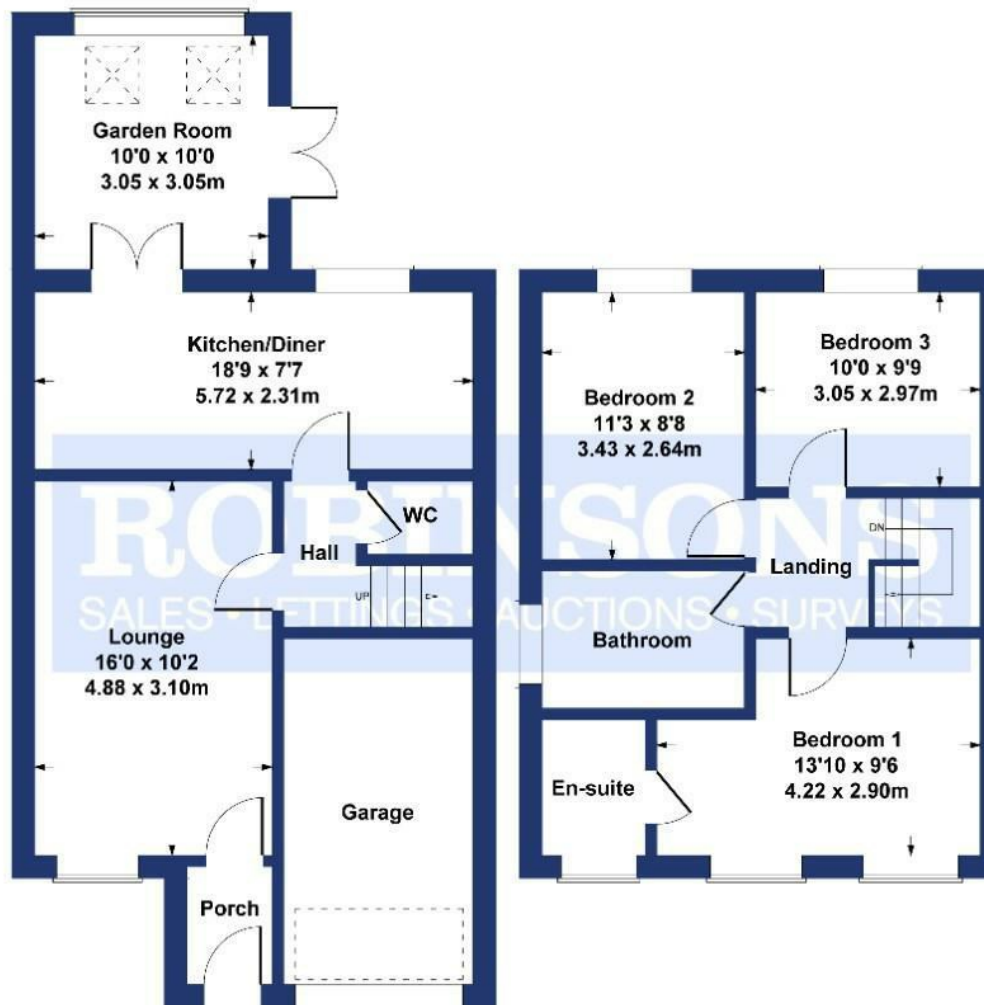
Energy Rating: C



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  
1076 sq ft - 100 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.

Produced by Potterplans Ltd. 2025

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