



William Street, Bowburn, DH6 5DY
3 Bed - House - Semi-Detached
O.I.R.O £110,000

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William Street Bowburn, DH6 5DY

Pleasantly Situated ** Garden With Sunny Aspect ** Popular Village ** Outskirts of Durham ** Local Amenities & Road Links ** Spacious Floor Plan ** Re-Fitted Kitchen ** Good Further Potential ** Ideal Starter, Family or Investment Property ** Driveway For Possible Car Parking ** Useful Utility/Store Area & WC ** Double Glazing & GCH Via Combination Boiler **

The floor plan comprises: hallway, lounge diner with French doors to the rear garden, kitchen, covered walk way and access to the WC, utility & store area. The first floor has three bedrooms and bathroom/WC. Outside the property occupies a pleasant and generous position. The front has a pleasant outlook over the green and there is a driveway for possible car parking. The rear garden is enclosed, of a good size with 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

Lounge Diner

21'10" x 12'0" (6.66 x 3.67)

Kitchen

12'11" x 8'10" (3.96 x 2.70)

Covered Alley Way

Utility

Store

WC

FIRST FLOOR

Bedroom

11'5" x 11'9" (3.5 x 3.6)

Bedroom

11'9" x 10'2" (3.6 x 3.12)

Bedroom

8'11" x 8'6" (2.74 x 2.6)

Bathroom/WC

8'10" x 5'6" (2.7 x 1.68)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

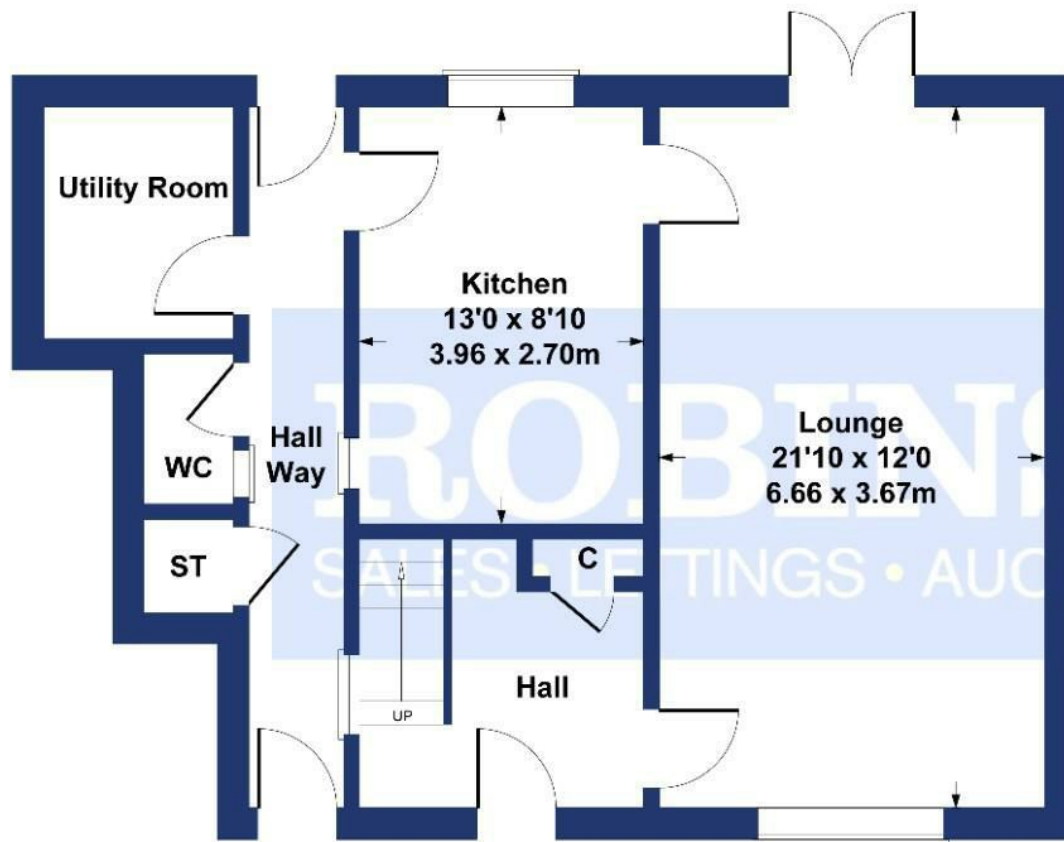
Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: C

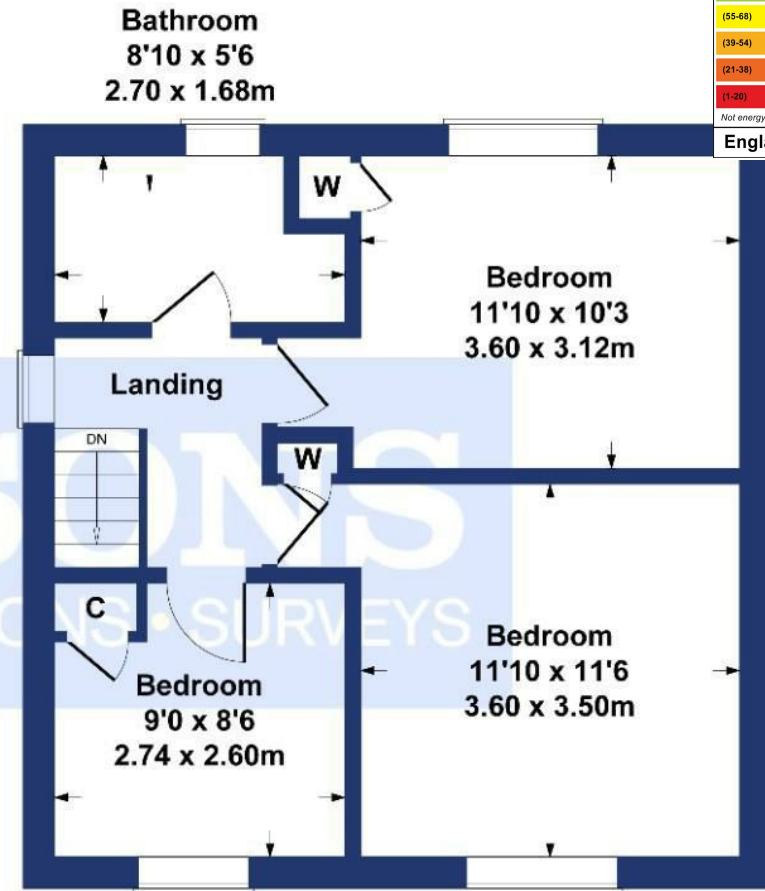
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

William Street

Approximate Gross Internal Area
1087 sq ft - 101 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(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		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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