



David Terrace, Bowburn, DH6 5EF
2 Bed - House - Semi-Detached
£95,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

David Terrace Bowburn, DH6 5EF

* NO CHAIN * WELL PRESENTED * POPULAR LOCATION * NEW CARPETS * LARGE REAR GARDEN *

Situated in the popular and conveniently located village of Bowburn, just a few miles from Durham City Centre, this attractive two-bedroom semi detached home offers an ideal opportunity for a wide range of potential purchasers. The property is offered with no onward chain and is ready to move straight into, having been well cared for and updated.

The internal layout includes a welcoming lounge with space for both seating and dining, leading through to a kitchen finished with contemporary units and worktops. Upstairs there are two generous double bedrooms and a stylish bathroom complete with shower over the bath. The property benefits from double glazing and gas central heating via a modern combi boiler which remains under warranty.

Externally, there are enclosed gardens to both the front and rear. The rear garden features a lawn and patio area, ideal for relaxing or entertaining, with side access for added convenience.

Bowburn is a well-connected and developing village around three miles south of Durham City. It offers excellent transport links with direct access to the A1(M) and regular bus routes to Durham, Spennymoor and Bishop Auckland. The village has seen notable investment in recent years, bringing new homes and amenities.

Local facilities include convenience stores, a pharmacy, takeaways and a well-rated primary school, with popular secondary schools just a short drive away. Durham City Retail Park and Dragonville are also nearby, offering supermarkets, gyms and national retailers.

For those who enjoy the outdoors, there are scenic walks and cycling routes close by, with the Durham Heritage Coast and local countryside trails within easy reach. Its combination of convenience, good transport links and access to the city makes Bowburn a great choice for a wide variety of potential purchasers.









GROUND FLOOR

Entrance Hall

Lounge/Dining Room

19'4" x 11'9" (5.9 x 3.6)

Kitchen

16'4" x 7'6" (5 x 2.3)

FIRST FLOOR

Landing

Bedroom

10'2" x 10'2" (3.1 x 3.1)

Bedroom

12'1" x 8'10" (3.7 x 2.7)

Bathroom

7'2" x 5'10" (2.2 x 1.8)

AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 33 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

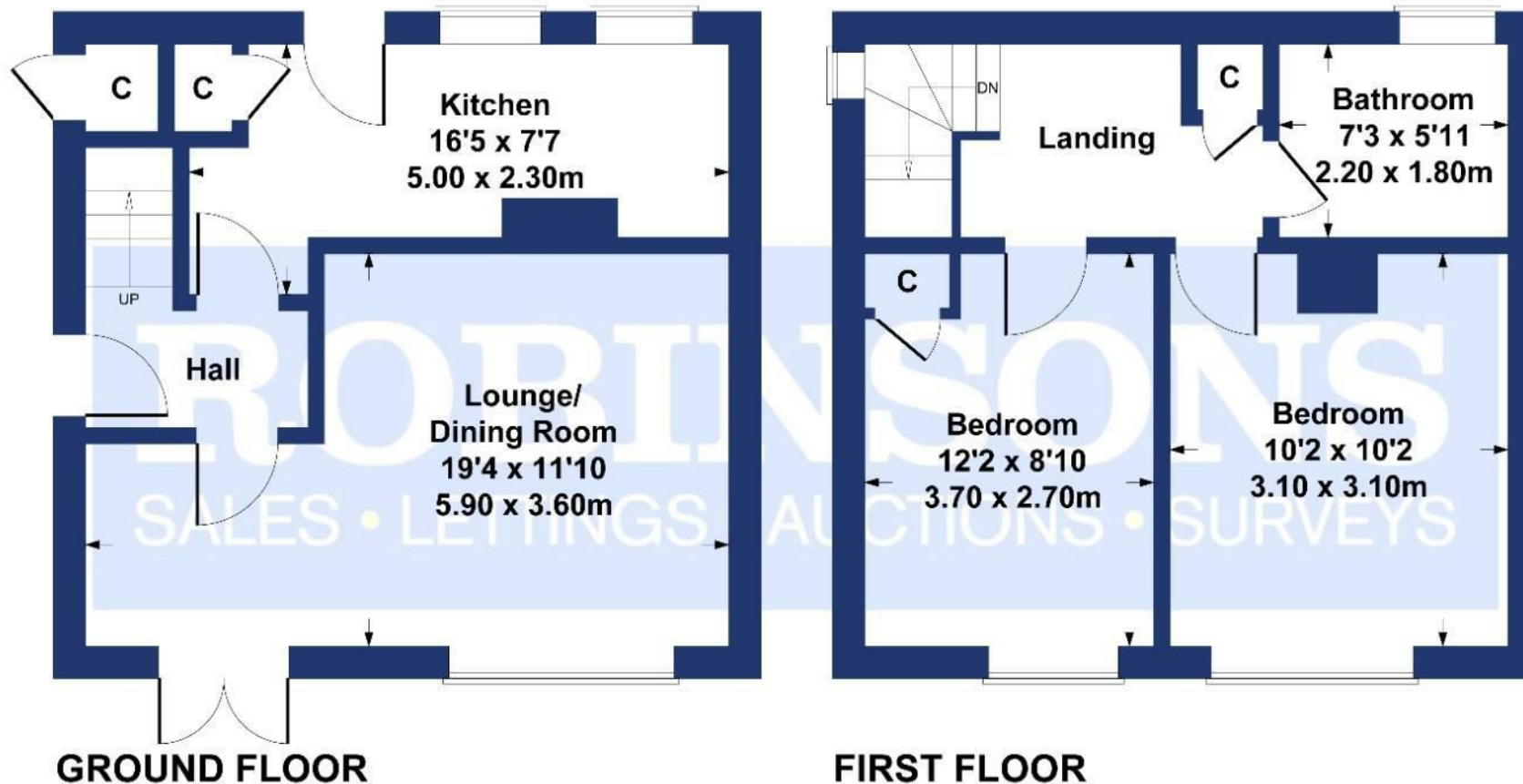
Energy Rating: D



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.

David Terrace

Approximate Gross Internal Area
710 sq ft - 66 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

