





Edward Avenue, Bowburn, DH6 5EB

3 Bed - House - Semi-Detached

O.I.R.O £139,950

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

Superb Three Bedroom Home ** Popular Bowburn Location ** Spacious & Upgraded ** Approved Extension Plans ** Generous Sunny Garden ** Summer House ** Driveway Parking ** Must Be Viewed

Occupying a pleasant position within the popular village of Bowburn, just a short distance from Durham City, this superb three-bedroom home offers spacious, beautifully upgraded accommodation, perfect for first-time buyers, couples and growing families.

A particularly exciting feature is the approved planning permission for a substantial full-width ground floor extension and half-width double-storey extension, providing excellent potential to create additional living space. Further details are available from the seller or Durham County Council's planning portal.

Internally, the property combines modern fixtures and fittings with comfortable, practical living spaces, complemented by UPVC double glazing and gas central heating.

The accommodation comprises an entrance porch, inviting lounge, separate dining room with patio doors to the garden, and an impressive kitchen/breakfast room featuring contemporary units and integrated appliances. A convenient cloakroom/WC completes the ground floor.

Upstairs are three well-proportioned bedrooms and a stylish family bathroom with contemporary fittings and shower over the bath.

Externally, the property benefits from a front garden and driveway parking. The generous, sunny rear garden is ideal for families and entertaining, whilst a delightful summer house with power and lighting offers versatile additional space.

Bowburn is a well-connected village offering everyday amenities, local shops, schooling and recreational facilities. Nearby Durham City provides an excellent selection of shops, restaurants, leisure attractions and its renowned university. Excellent access to the A1(M), A177 and nearby Durham railway station makes the location particularly appealing to commuters travelling throughout the region.

Early viewing is highly recommended.

Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – No
Property Construction – Standard assumed
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – None Known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

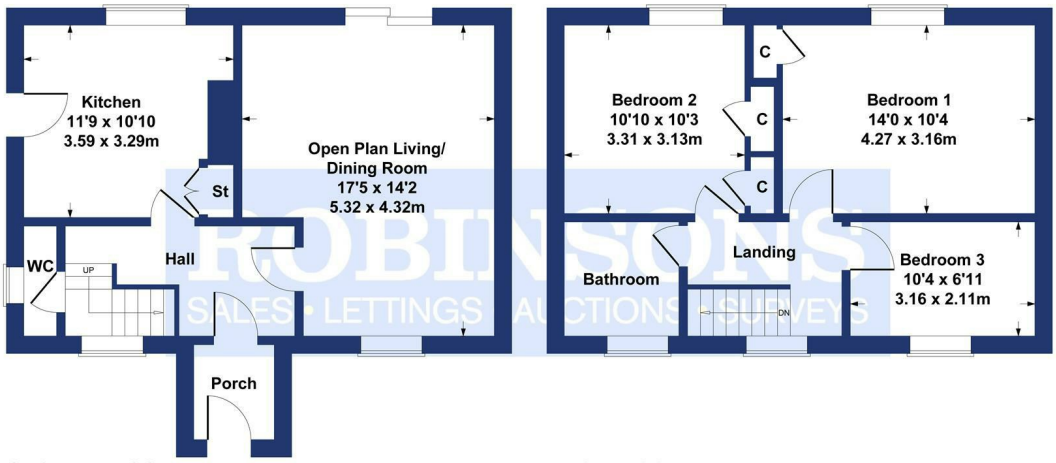
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Edward Avenue

Approximate Gross Internal Area
947 sq ft - 88 sq m

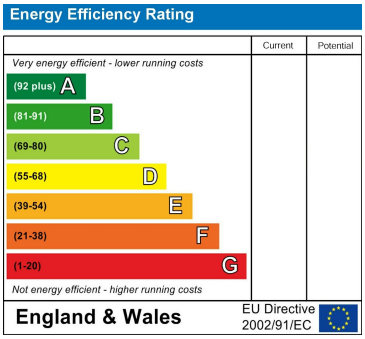


GROUND FLOOR **FIRST FLOOR**

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. 2026



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS
SALES • LETTINGS • AUCTIONS