

Tunstall Avenue, Bowburn, DH6 5EE
3 Bed - House - Semi-Detached
O.I.R.O £149,950

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Tunstall Avenue
Bowburn, DH6 5EE







Beautifully refurbished and pleasantly situated within the popular village of Bowburn, this impressive three-bedroom semi-detached home combines contemporary styling with spacious, versatile accommodation, creating an exceptional opportunity for first-time buyers and growing families alike.

Thoughtfully modernised throughout, the property offers a superb open-plan living, kitchen and dining area, perfectly designed for modern family life and entertaining. The welcoming entrance hallway leads into this impressive living space, which benefits from convenient side external access and French doors opening into a delightful conservatory, providing a seamless connection to the rear garden. A ground-floor cloakroom/WC adds further practicality.

To the first floor are three generously proportioned bedrooms, complemented by a stylish modern family bathroom/WC. The property also benefits from uPVC double glazing.

Externally, the property enjoys a driveway providing potential off-street parking, whilst the generous enclosed rear garden boasts a pleasant sunny aspect, creating an inviting setting for outdoor dining, relaxation and family enjoyment. A particularly attractive feature is the versatile summerhouse, offering excellent potential as a home office, personal gym or garden entertainment space.

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

Offering an attractive blend of contemporary interiors, generous outdoor space and everyday convenience, this superb home is ready to enjoy. Early viewing is highly recommended.























Agents Notes

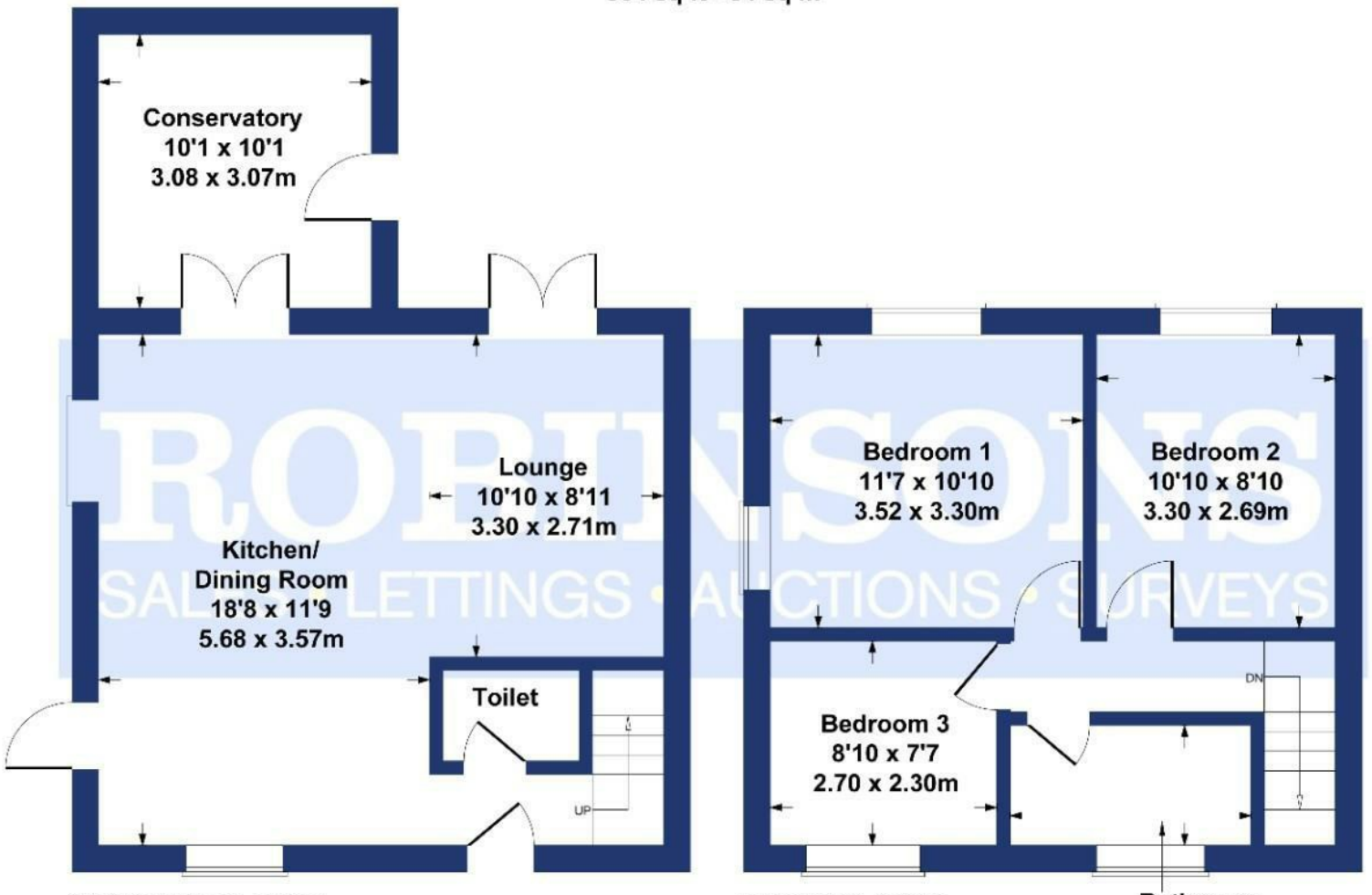
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Assumed Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - 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
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. Check with seller.
Accessibility/Adaptations – Conservatory, summerhouse in rear garden
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

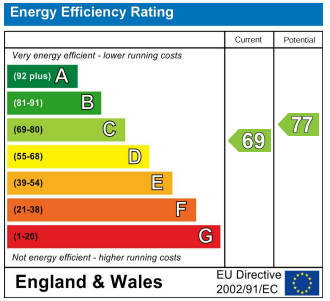
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition. 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.

Tunstall Avenue

Approximate Gross Internal Area
904 sq ft - 84 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. 2026

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

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