



Hill Top View, Bowburn, DH6 5BU
2 Bed - Bungalow - Semi Detached
25% Shared Ownership £42,000

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25% Shared Ownership - Buying Criteria Applies ** No Chain ** Well Presented & Pleasantly Situated ** Upvc Double Glazing & GCH ** Parking Space ** Gardens ** Convenient Location ** Outskirts of Durham ** Good Road Links **

The floor plan comprises; entrance hallway, modern fitted kitchen with a selection of integral appliances, comfortable lounge with French doors to the rear garden, two spacious bedrooms and a shower room/WC. Outside, there is an enclosed rear garden with summer house and patio areas. The front has driveway parking space.

**** The property is being sold as 25% share with the remaining 75% being with Riverside. There is a rental charge of £298.43pm along with a service charge of £36.28pm. Buying criteria applies. ****

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.



Entrance Hall

Kitchen

10'4 x 9'2 (3.15m x 2.79m)

Lounge/Dining Room

16'2 x 10'7 (4.93m x 3.23m)

Bedrooom

12'2 x 12'1 (3.71m x 3.68m)

Bedroom

10'10 x 7'10 (3.30m x 2.39m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Good
Tenure: Leasehold. 125 year lease from 2017. 116 years remaining. 25% share with Riverside Housing.
Rental amount payable for the 75% share. - £298.43pm - £36.28pm service charge
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a
Energy Rating: B

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

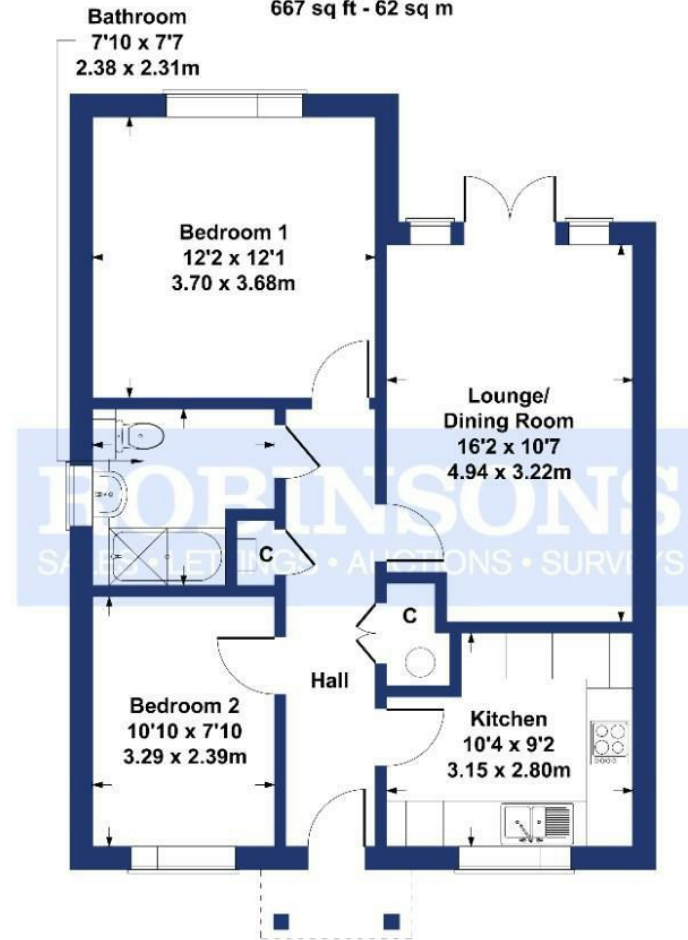




Hill Toip View

Approximate Gross Internal Area

667 sq ft - 62 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		96
(81-91) B		
(69-80) C	82	
(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

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 efficient 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.