



Robert Terrace

Bowburn DH6 5EG

Offers In The Region Of £130,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Robert Terrace

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- No chain involved
- EPC RATING D
- Spacious throughout

- Cul de sac location
- Easy access to Durham
- Large living room with french doors to the garden

- Three good sized bedrooms
- Close to the A1(M) for commuting
- Combi gas central heating and UPVC double glazing

Situated in a rarely available cul de sac location in Bowburn, Venture Properties have pleasure in offering for sale with no onward chain, this spacious semi-detached property with three good sized bedrooms.

Having gas fired central heating and UPVC double glazing, it provides accommodation comprising of an entrance porch and hall, cloakroom/wc, double aspect living room with feature fireplace and french doors to the garden and a large kitchen. To the first floor there are three good sized bedrooms, all with built in storage and a bathroom/wc with a white suite. The property has gardens to the front and rear.

Robert Terrace is situated close to a range of local shops and amenities which are available within Bowburn, while there are a more comprehensive range of shopping, recreational facilities and amenities available within Durham City centre which lies approximately 3 miles distance on a regular bus route. Bowburn is also ideally placed for commuting purposes as it lies close to the A1(M) Motorway Interchange which offers good road links to both North and South.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch

Entered via UPVC door. With laminate flooring and access to the hall.

Hall

With radiator, understairs cupboard and stairs leading to the first floor.

WC

Comprising of a WC and a UPVC double glazed opaque window to the front.

Living Room

18'5" x 11'10" max (5.62 x 3.61 max)

A spacious reception room with UPVC double glazed window to the front and french doors to the rear, a feature fireplace housing an electric fire, laminate flooring and radiator.

Kitchen

13'6" x 12'11" (4.14 x 3.96)

Fitted with a range of wall and floor units base units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed windows to the rear and side, tiled splashbacks and flooring, a radiator and UPVC external door to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the rear and access to the loft.

Bedroom One

10'11" x 10'8" (3.34 x 3.27)

Generous double bedroom with a UPVC double glazed window to the front, two useful storage cupboards with one housing the combi gas central heating boiler and radiator.

Bedroom Two

11'7" x 8'9" (3.54 x 2.68)

Double bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom Three

8'11" x 7'3" (2.72 x 2.21)

Further well proportioned bedroom with a UPVC double glazed window to the rear, a storage cupboard and radiator.

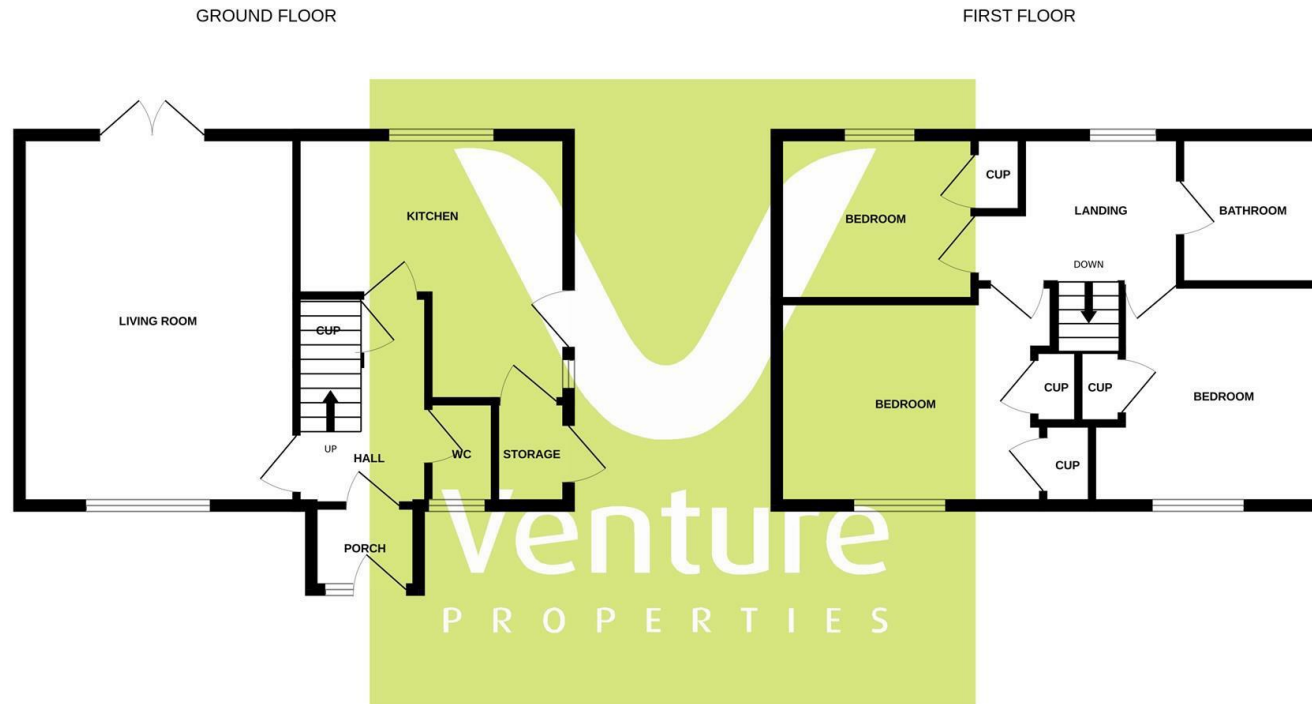
Bathroom/WC

6'6" x 5'4" (2.00 x 1.65)

Comprising of a white three piece suite including low level WC, hand wash basin and panelled bath with electric shower over. Having fully tiled walls and flooring, radiator and a UPVC double glazed opaque window to the side.

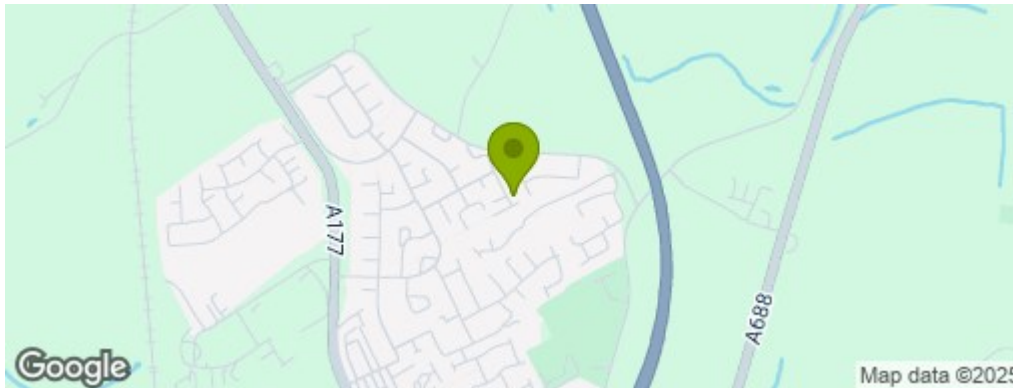
EXTERNAL

To the front of the property is a lawned garden with access gate to the side. At the rear is a fence enclosed, lawned garden with decked patio area. There is also a built in storage shed to the side.



WHILEST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.

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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Limited with most providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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