

Beechburn Park, DL15 8SA
2 Bed - Bungalow - Detached
£240,000

ROBINSONS
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Beechburn Park
, DL15 8SA

* NO FORWARD CHAIN * WELL PRESENTED * GAS COMBINATION BOILER AND UPVC DOUBLE GLAZED WINDOWS *

Robinsons are delighted to offer to the sales market, with the added benefit of NO FORWARD CHAIN, this well-presented two-bedroom detached bungalow, which boasts a lovely sun room extension, driveway, garage and a generous-sized enclosed rear garden. The property is well maintained throughout and should appeal to a variety of buyers, offering comfortable and versatile accommodation. Further benefits include a recently re-fitted shower room, gas combination boiler, UPVC double-glazed windows, recently redecorated interiors and attractive solid wood internal doors.

The internal accommodation briefly comprises: an extensively fitted kitchen with a range of wall, base and drawer units, together with space for appliances. An inner hallway with double doors opening into the spacious lounge, which enjoys a pleasant outlook over the front aspect. There are two well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes, alongside a recently re-fitted shower room comprising a walk-in shower enclosure, wash hand basin and WC. A further versatile room provides an ideal space for a home office or hobby room, with doors leading through to the sun room extension, which enjoys lovely views over the rear garden.

Externally, the property benefits from a gravelled front garden, driveway and garage. To the rear is a generous-sized, enclosed garden with gated access, featuring a paved patio area, lawn, space for flower beds, along with additional space for a garden shed and greenhouse. The garage is particularly useful, having an electric roller door, lighting and electrical sockets.





























Location

Beechburn Park is conveniently situated within Crook, just a short walk from the town centre, which offers a good range of shopping facilities and everyday amenities, including Aldi and Lidl supermarkets, a doctors' surgery, dentist, chemist and much more. There are also regular bus links providing access to neighbouring towns and cities, including Bishop Auckland and Durham City Centre.

An internal viewing comes highly recommended to fully appreciate the accommodation, position and outdoor space on offer. Please contact Robinsons for further information or to arrange a viewing.

Agent Notes

Council Tax: Durham County Council, Band D Approx. £2662.00
Tenure: Freehold
Property Construction – Standard,
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

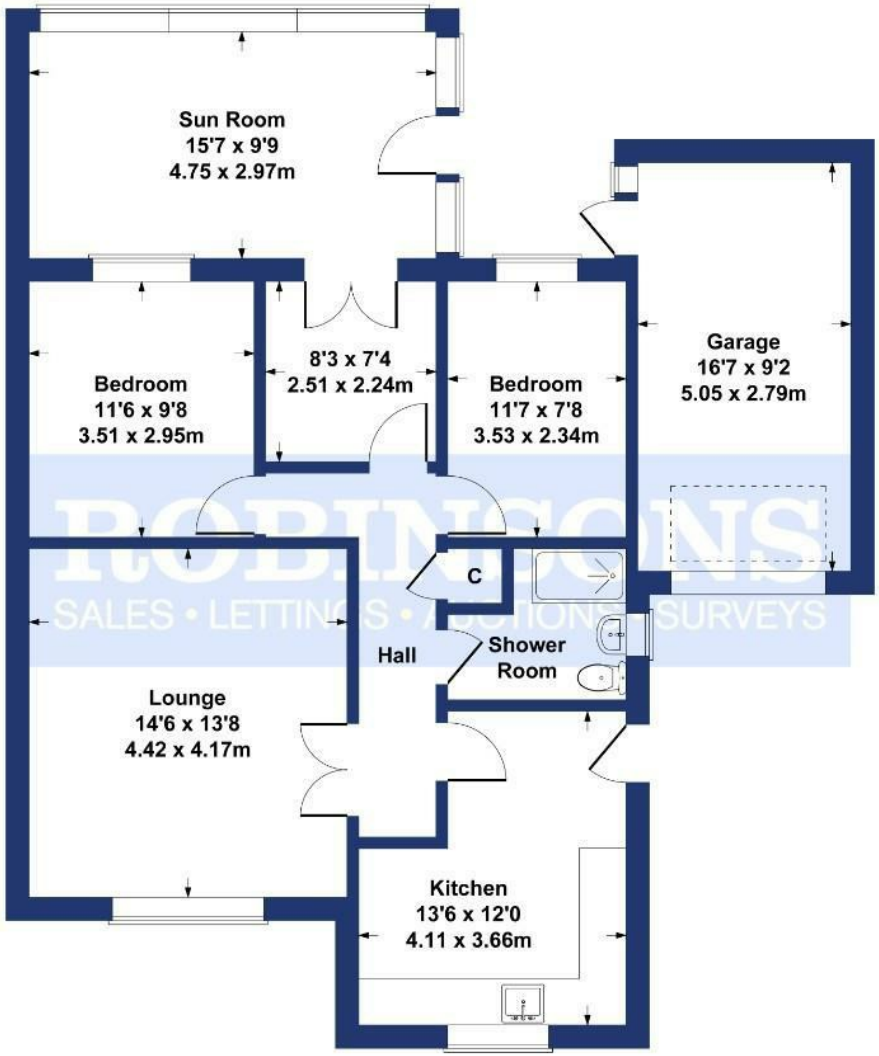
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – yes
Probate – NA
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
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.

Beechburn Park

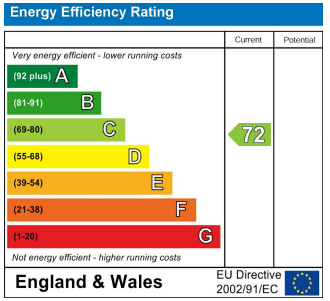
Approximate Gross Internal Area
1099 sq ft - 102 sq m



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.

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