



**Beech Close, Brasside, DH1 5YB**  
**3 Bed - House - Terraced**  
**£100,000**

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Sold With Tenant Paying £625 PCM \*\* Pleasant Location \*\*  
 Upvc Double Glazing & GCH \*\* Close to Finchale Prior & Abbey \*\* Outskirts of Durham \*\* Ideal Investment \*\* Upgrading Required \*\*

The internal accommodation comprises; entrance hallway, cloakroom/WC. Kitchen/dining room. Lounge and storage room. To the first floor there are three bedrooms and a bathroom. Outside there are gardens to both front and rear.

Brasside is a quiet village just north of Durham, offering a peaceful countryside setting near the River Wear and Brasside Ponds nature reserve. Ideal for families and nature lovers, it combines rural charm with easy access to nearby amenities. Local shops, pubs, and the Arnison Centre retail park are close by, while Durham city is a short drive or bus ride away. Excellent transport links include proximity to the A167, A1(M), regular bus services, and Durham railway station with connections to major cities. Well-regarded primary and secondary schools are also within easy reach, making Brasside a desirable spot for commuters and families alike.

Durham Council Tax Band: A - Approx. £1701pa  
 Broadband: Basic 1 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps  
 Mobile Signal: Average/Good

#### 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 and 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.

## GROUND FLOOR

### Entrance Hall

### WC

### Kitchen

15'5 x 9'0 (4.70m x 2.74m)

### Lounge

17'5 x 10'4 (5.31m x 3.15m)

10'1 x 5'9 (3.07m x 1.75m)

## FIRST FLOOR

### Bedroom

13'5 x 8'8 (4.09m x 2.64m)

### Bedroom

13'1 x 8'8 (3.99m x 2.64m)

### Bedroom

10'2 x 8'6 (3.10m x 2.59m)

### Bathroom

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: C

Tenure: Freehold



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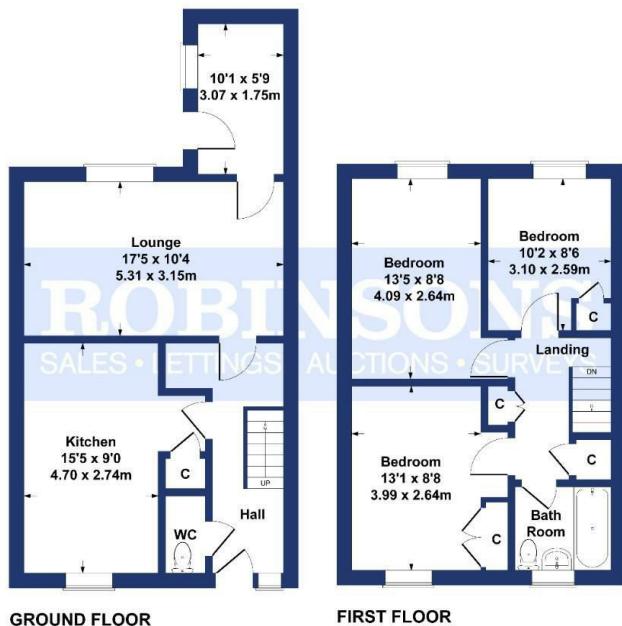
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Beech Close Durham

Approximate Gross Internal Area  
975 sq ft - 91 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(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	

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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.

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