



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

**ROBINSONS**  
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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 \*\*

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

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.

#### 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.

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.

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 £42 (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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## 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                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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.

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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