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Bek Road, Newton Hall, DH1 5LD  
3 Bed - House - Semi-Detached  
O.I.R.O £130,000

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# Bek Road

## Newton Hall, DH1 5LD

No Upper Chain \*\* Corner Plot \*\* Gardens & Possible Parking \*\* Good Potential \*\* Upgrading Required \*\* Extended Layout \*\* Mostly Double Glazed & GCH \*\*

Situated in the ever-popular and convenient area of Newton Hall, on the outskirts of Durham, this three-bedroom home offers excellent potential for buyers looking to modernise and add value.

The property benefits from an extended floor plan, providing generous and versatile living space throughout. An entrance porch leads into the main accommodation, which includes a comfortable lounge, a separate dining room, and an open-plan kitchen and breakfast area. To the rear, a bright sun room offers additional living space and provides direct access to the rear garden, creating an ideal setting for relaxing or entertaining.

Upstairs, the property comprises three well-proportioned bedrooms along with a shower room/WC.

Externally, the home enjoys gardens to the front and rear, with the added possibility of driveway parking. While the property would benefit from upgrading, it presents a fantastic opportunity for purchasers to create a home tailored to their own tastes in a sought-after residential location.







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#### LOCATION

Situated just three miles north of Durham City Centre, the highly regarded Newton Hall area is known for its friendly community atmosphere and excellent accessibility. This well-established residential location provides a superb balance of suburban tranquillity and urban convenience, making it particularly appealing to families, professionals, and retirees. Residents benefit from a range of local shops, schools, and everyday amenities within the estate itself, ensuring daily needs are easily met. A short distance away, the Arnison Retail Park offers an extensive selection of high-street stores, supermarkets, restaurants, and leisure facilities, providing everything from weekly essentials to dining and entertainment options.

Newton Hall is also exceptionally well connected, with excellent transport links that make commuting straightforward. The nearby A167 and A1(M) offer fast, direct routes to surrounding towns and cities, enabling easy travel north toward Newcastle and south toward Darlington and beyond. With its combination of spacious accommodation, modern upgrades, and a highly convenient location, this property represents a fantastic opportunity to secure a beautifully presented home in one of Durham's most sought-after areas.

#### Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a

Tenure: Freehold

Estate Management Charge – NA

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 (not metered)

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 – NA

Probate – NA

Rights & Easements – None known.

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 – None known.

Planning Permission – Nothing in the local area to affect this property that we are aware of.

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.

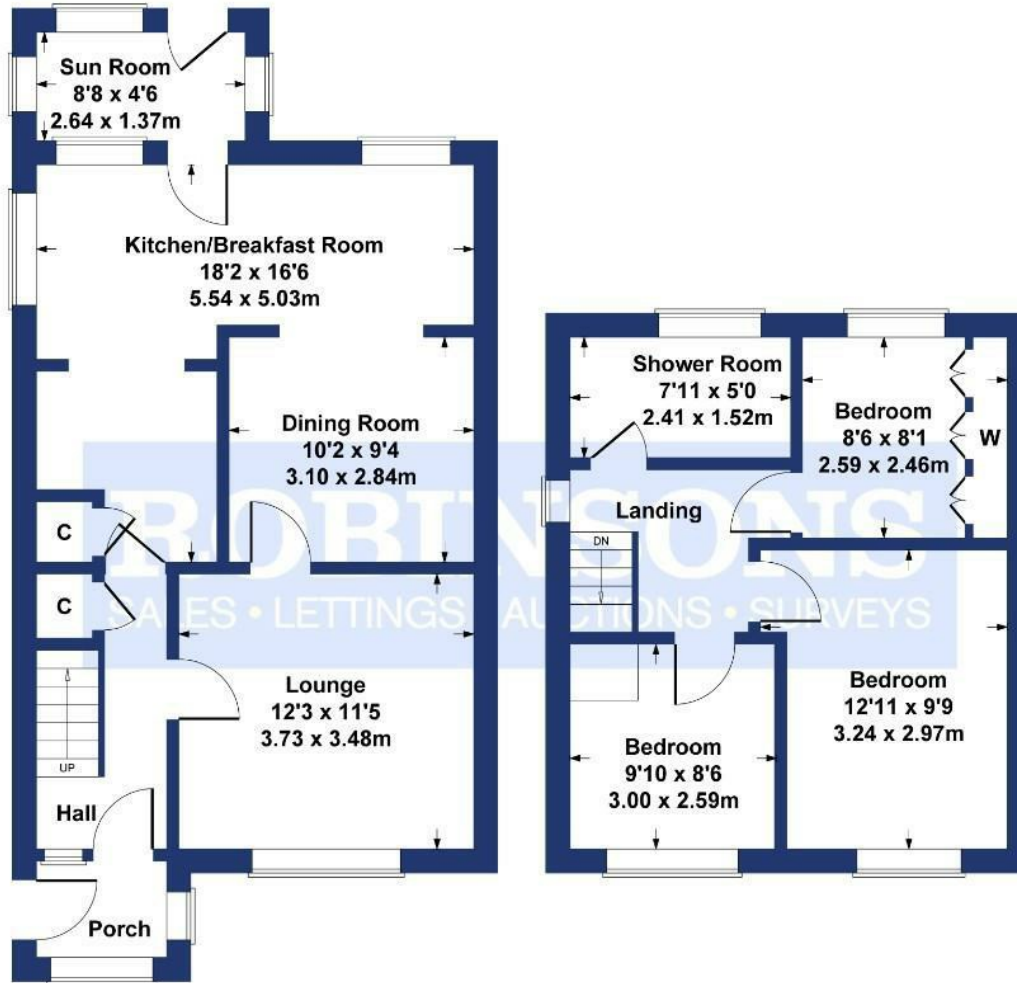
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





# Bek Road

Approximate Gross Internal Area  
974 sq ft - 90 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. 2026

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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