



Quarry Crescent, Bearpark, DH7 7DR
2 Bed - House - Semi-Detached
Offers Over £65,000

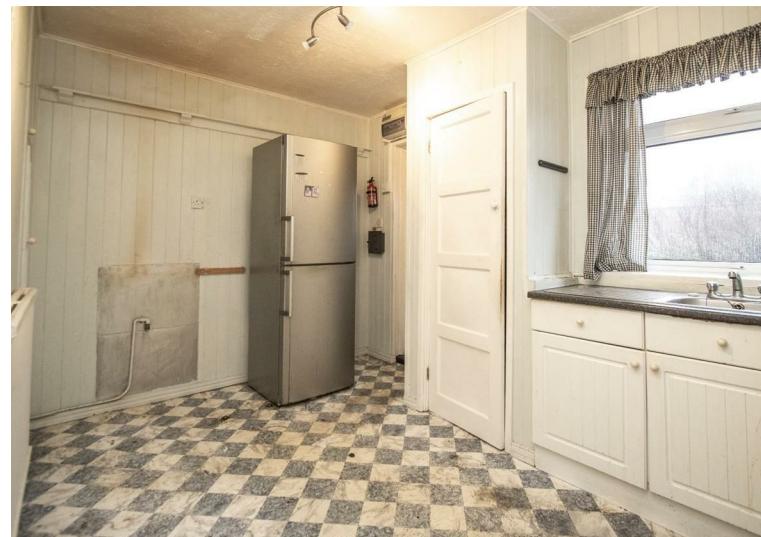
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No Upper Chain ** Pleasant Position ** Ideal First Buy or Investment Buy-to-Let ** Outskirts of Durham ** Good Road Links ** Parking Bays in Cul-De-Sac ** Double Glazing & GCH ** Gardens **

The floor plan comprises: entrance hallway, comfortable lounge diner, kitchen, two good size bedrooms and bathroom/WC. Outside, the property occupies a pleasant position with gardens front and rear. There is parking bays available within the cul-de-sac.

Bearpark is a village and civil parish in County Durham, located approximately two and a half miles west of Durham City. The village enjoys a convenient position just a short drive from the A167, offering excellent commuter links to Darlington, Chester-le-Street and wider regional access via the A1(M).

The area benefits from a range of local amenities, including a convenience store within Bearpark itself, while the neighbouring village of Ushaw Moor provides further shopping facilities and a sports centre. There are also several nurseries and secondary schools nearby, making the area well suited to families as well as commuters.



GROUND FLOOR

Hallway

Lounge

18'0 x 11'11 (5.49m x 3.63m)

Kitchen

11'7 x 10'0 (3.53m x 3.05m)

FIRST FLOOR

Bedroom

12'3 x 11'10 (3.73m x 3.61m)

Bedroom

11'10 x 10'2 (3.61m x 3.10m)

Bathroom/WC

8'4 x 6'3 (2.54m x 1.91m)

Agents Notes

Council Tax: Durham County Council, Band A - Approx.

£1701 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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

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. Check with seller.

Accessibility/Adaptations – None known

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.





Quarry Crescent

Approximate Gross Internal Area

807 sq ft - 75 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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	59
(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	