



Bridgemere Drive, Framwellgate Moor, DH1  
5FG  
2 Bed - House - Semi-Detached  
O.I.R.O £160,000

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Ideal Investment, Small Family or First Buy Home \*\* Currently Tenanted £665pcm \*\* \*\* Rental Potential £750pcm/£900pcm \*\* Very Popular Location \*\* Local Amenities & Road Links \*\* Outskirts of Durham \*\* Gardens & Parking \*\* Double Glazing & GCH \*\* Freehold \*\*

The floor plan comprises: entrance vestibule, comfortable lounge, kitchen diner with door to the rear garden. The first floor has two double bedrooms and bathroom/WC.

Framwellgate Moor is situated approx. 2 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.

## GROUND FLOOR

### Entrance Vestibule

### Lounge

15'3 x 12'9 (4.65m x 3.89m)

### Kitchen Diner

12'9 x 9'0 (3.89m x 2.74m)

## FIRST FLOOR

### Bedroom

10'8 x 7'6 (3.25m x 2.29m)

### Bedroom

10'9 x 8'11 (3.28m x 2.72m)

### Bathroom/WC

7'4 x 6'1 (2.24m x 1.85m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: C

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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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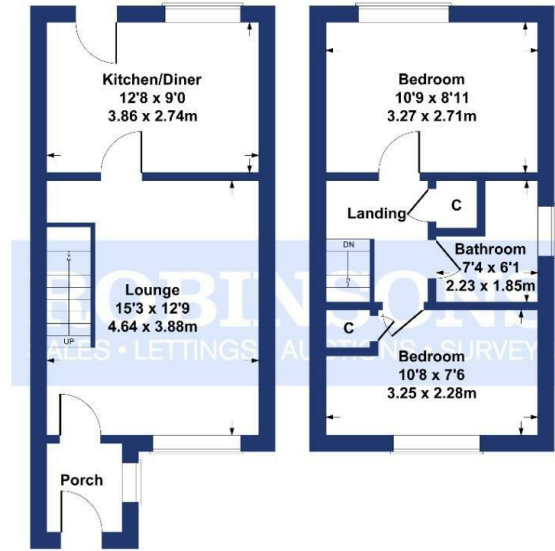
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Bridgemere Drive

Approximate Gross Internal Area  
657 sq ft - 61 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	87		

Energy Efficiency Rating: 72 (Current), 87 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential).

### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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### WYNYARD

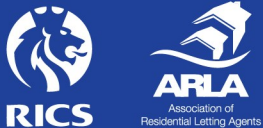
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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