



Blackcliffe Way, Bearpark, DH7 7TJ
2 Bed - House - Terraced
O.I.R.O £99,950

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No Upper Chain ** Freehold ** Popular Development ** Gardens & Parking ** Ideal Starter Home ** Outskirts of Durham ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The layout of the property includes an entrance vestibule, an open-plan lounge and dining room with a staircase leading to the first floor and a door providing access to the rear garden. The kitchen is equipped with both wall-mounted and base units. Upstairs, you will find two bedrooms and a bathroom with a WC and an over-bath shower. Outside, there is a charming enclosed garden featuring lawn and patio areas. The front of the property has two parking spaces, as per our information.

Bishops Meadows is a modern well planned development situated on the outskirts of Bearpark and adjacent to picturesque open countryside. Everyday shops are available within Bearpark itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 4 miles distant. It is also well placed for access to the A(167) Highway which provides good road links to both North and South.



GROUND FLOOR

Entrance Vestibule

Lounge

14'5 x 9'10 (4.39m x 3.00m)



Dining Area

8'7 x 6'0 (2.62m x 1.83m)

Kitchen

8'0 x 7'11 (2.44m x 2.41m)

FIRST FLOOR



Bedroom

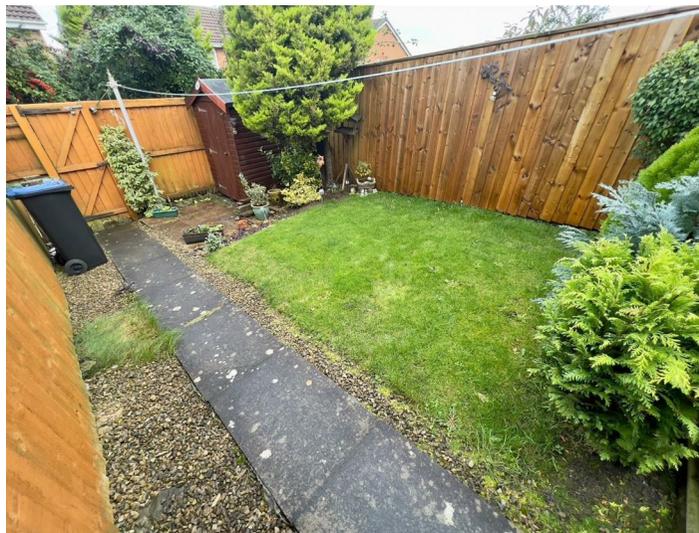
11'3 x 8'6 (3.43m x 2.59m)

Bedroom

8'0 x 7'0 (2.44m x 2.13m)

Bathroom/WC

6'2 x 6'1 (1.88m x 1.85m)



Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6Mbps, Superfast 36Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

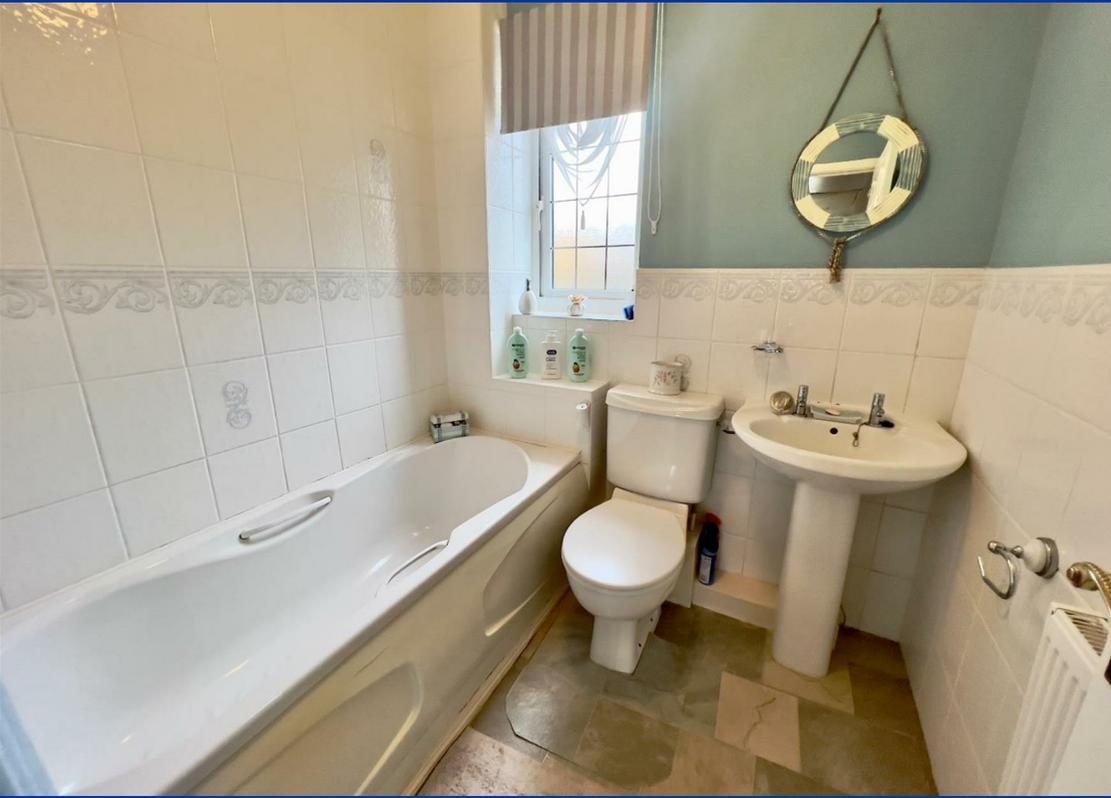
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1544 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.

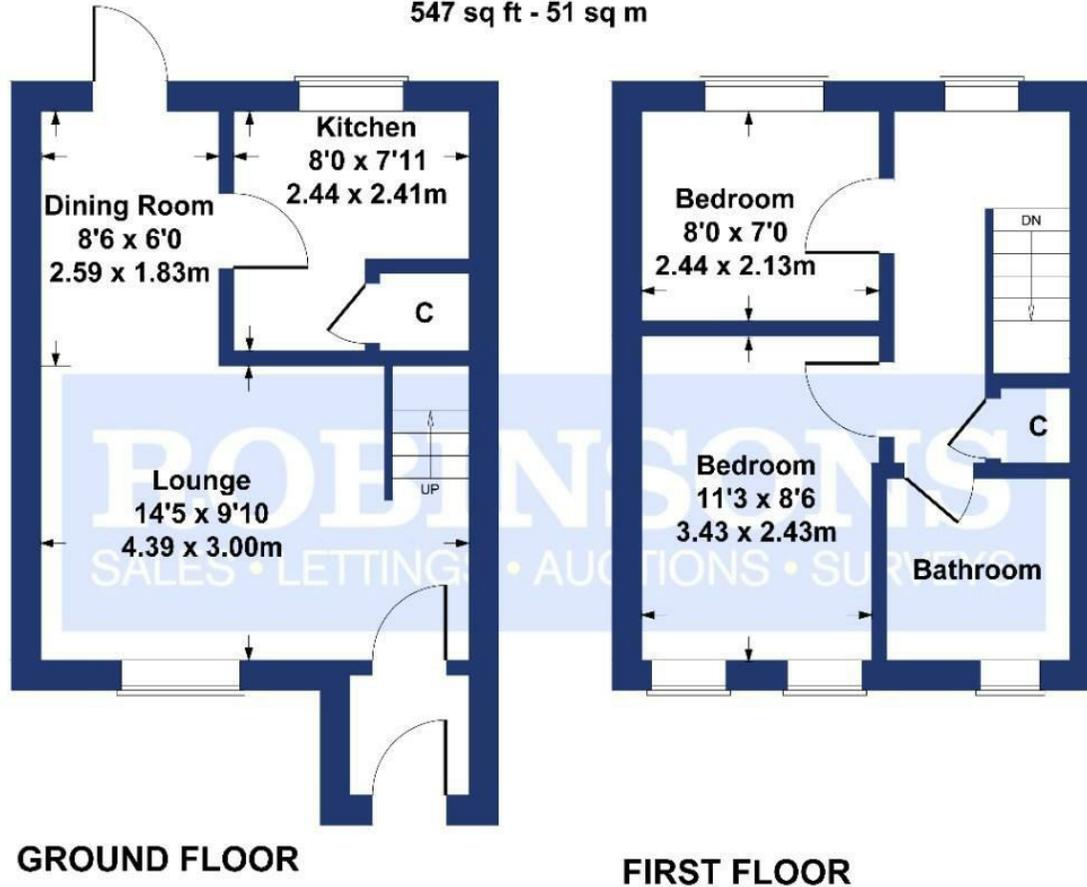
Agent Notes





Blackcliffe Way

Approximate Gross Internal Area
547 sq ft - 51 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. 2023

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		90
(81-91)	B		
(69-80)	C	72	
(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	