



Bek Road, Newton Hall, DH1 5LG  
3 Bed - House - Semi-Detached  
£185,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Bek Road Newton Hall, DH1 5LG

Early Viewing Advised \*\* Stunning Private Rear Garden With Sunny Aspect \*\* Hot Tub, Summer House & Bar/Storage \*\* Popular & Convenient Location \*\* Outskirts of Durham \*\* Upvc Double Glazing \*\* GCH Via Recent Combination Boiler \*\* Boarded Loft Space For Storage \*\*

The floor plan features an inviting entrance hallway with French doors leading to the rear garden, granting access to a comfortable through lounge and dining room, as well as a modern fitted kitchen with its own access to the garden. Upstairs, there are three spacious bedrooms and an attractive shower room/WC. The exterior of the property truly shines, as it occupies a generous corner plot with ample privacy and a sunny rear aspect. The expansive lawn areas and charming patio spaces provide an ideal setting for relaxation, complemented by a hot tub on one of the patios. Additionally, there's a summer house with a separate WC, along with a convenient bar/storage shed.

Situated approximately 3 miles north of Durham City Centre, Newton Hall stands as a well-regarded residential development renowned for its blend of convenience and comfort. Offering residents seamless access to an array of amenities, including comprehensive shopping outlets, recreational facilities, and essential services, this community serves as a haven for modern living.

Local conveniences such as nearby shops, schools, and the bustling Arnison Retail Park enhance the neighbourhood's appeal, catering to the diverse needs of its residents. Whether it's a quick grocery run, a leisurely shopping spree, or fulfilling educational requirements.

Moreover, for those commuting to work or exploring the surrounding areas, the property's strategic location proves advantageous. Just a short drive away lie the A(167) Highway and A1(M) Motorway, providing swift and efficient travel routes both north and south. This connectivity not only simplifies daily commutes but also opens up opportunities for exploration and adventure beyond the immediate vicinity.













## GROUND FLOOR

### Inviting Hallway

### Dining Room

11'0 x 9'06 (3.35m x 2.90m)

### Lounge

14'06 x 10'07 (4.42m x 3.23m)

### Kitchen

10'10 x 8'06 (3.30m x 2.59m)

## FIRST FLOOR

### Bedroom

11'01 x 9'06 (3.38m x 2.90m)

### Bedroom

12'05 x 10'08 (3.78m x 3.25m)

### Bedroom

9'10 x 6'11 (3.00m x 2.11m)

### Shower Room/WC

6'03 x 5'11 (1.91m x 1.80m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 2 Mbps, Superfast 48 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

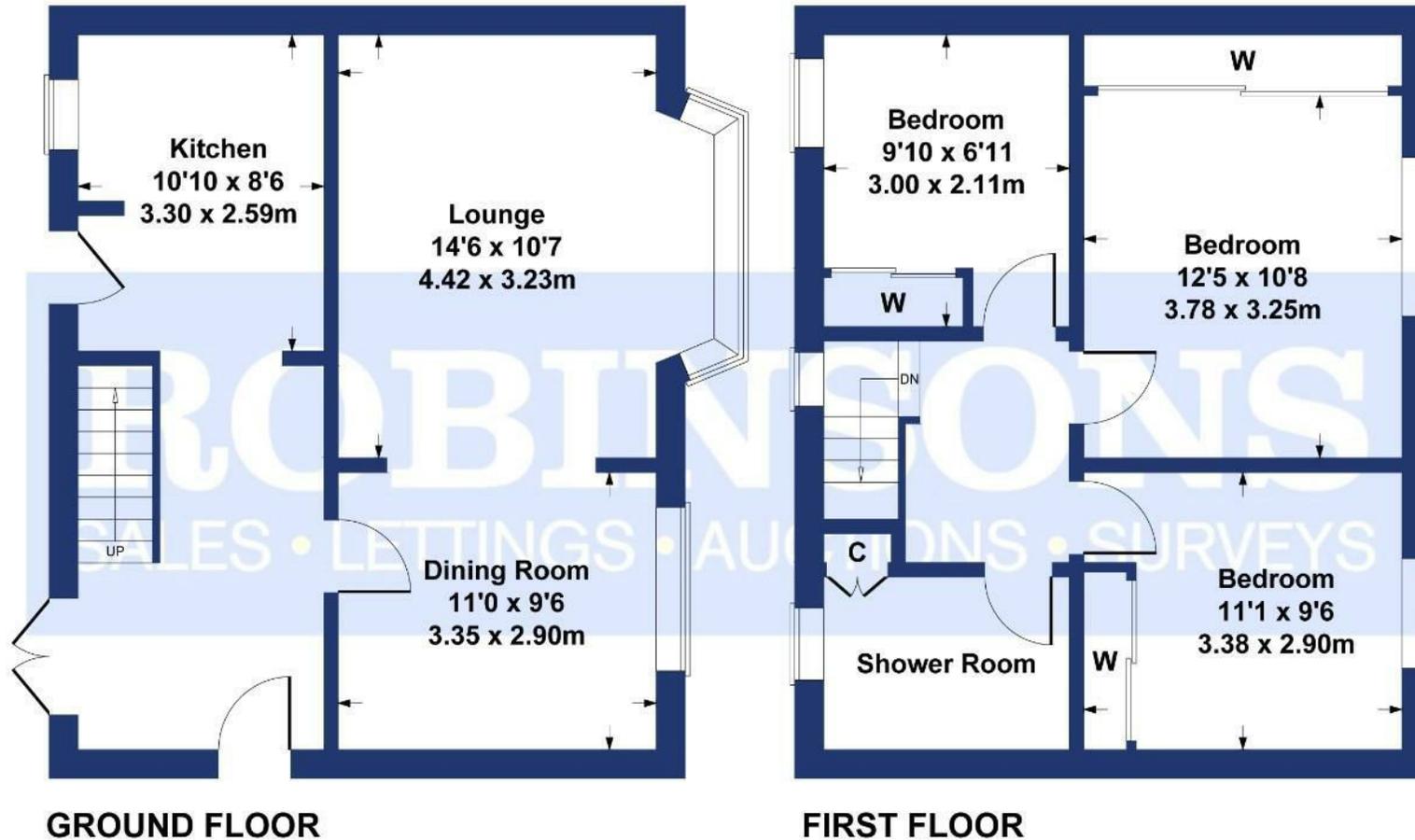
Energy Rating: E

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.



# Bek Road

Approximate Gross Internal Area  
996 sq ft - 93 sq m



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		49	65
EU Directive 2002/91/EC			

## 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. 2024

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









1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
info@robinsonsdurham.co.uk  
www.robinsonsestateagents.co.uk

