



Taylor Avenue, Bearpark, DH7 7AX  
3 Bed - House - Semi-Detached  
O.I.R.O £129,950

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# Taylor Avenue Bearpark, DH7 7AX

No Upper Chain \*\* Generous Plot \*\* Large Gardens & Parking \*\* Outskirts of The Village & Durham \*\* Access to Walking & Cycle Routes \*\* Upvc Double Glazing, GCH & Solar Panels \*\* Spacious Floor Plan \*\* Ideal Starter or Family Home \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance hallway, Cloak/WC, comfortable lounge dining room which has French doors to the rear conservatory over looking, and having access to the garden. The kitchen has a range of units and leads out to covered access to the front and rear, as well as outhouse storage. The first floor has three good size bedrooms and shower room/WC fitted with a white suite. Outside, there are front and rear gardens, along with driveway off-street parking.

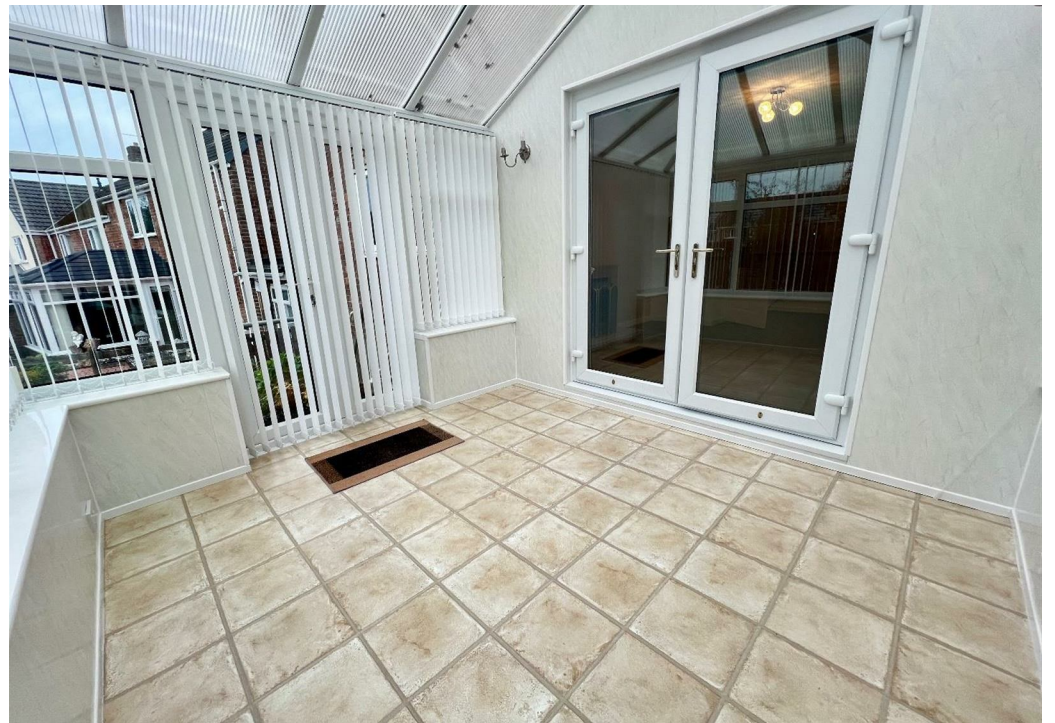
Bearpark is a village located approximately 3 miles west of Durham City, making it a convenient and appealing location for those seeking a blend of rural and urban living. The village offers a range of amenities including local shops, a primary school, and recreational facilities, making it ideal for families and professionals alike.

The surrounding area is characterised by picturesque countryside, with plenty of opportunities for outdoor activities such as walking, cycling, and exploring nearby nature reserves. Bearpark is well-connected by road, offering easy access to Durham City and other nearby towns, as well as the A1(M) for commuting further afield.

The village has a friendly, close-knit community atmosphere, with various local events and activities taking place throughout the year. Housing in Bearpark includes a mix of traditional cottages, modern homes, and new developments, catering to a variety of tastes and budgets.

Overall, Bearpark offers a peaceful and scenic environment with the convenience of nearby urban amenities, making it a desirable location for those looking to enjoy the best of both worlds.













## GROUND FLOOR

Hallway

WC

Lounge Diner

17'05 x 14'01 (5.31m x 4.29m)

Conservatory

9'09 x 9'02 (2.97m x 2.79m)

Kitchen

11'09 x 10'11 (3.58m x 3.33m)

## FIRST FLOOR

Bedroom

10'04 x 10'03 (3.15m x 3.12m)

Bedroom

12'0 x 10'04 (3.66m x 3.15m)

Bedroom

10'02 x 6'9 (3.10m x 2.06m)

Shower Room/WC

6'11 x 6'05 (2.11m x 1.96m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 49 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: B



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.



# Taylor Avenue

Approximate Gross Internal Area  
1016 sq ft - 94 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	95
(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		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 services.



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