



Blackcliffe Way, Bearpark, DH7 7TJ
4 Bed - House - Detached
O.I.R.O £179,950

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No Upper Chain ** Popular Location ** Just Outside of Durham ** Freehold ** Generous Plot ** Gardens, Parking & Garage ** Double Glazing & Gas Central Heating ** Must Be Viewed **

The layout encompasses: an entrance vestibule, a spacious combined lounge and dining area with access to the rear garden through patio doors. The kitchen boasts modern wall and base units with complementary countertops. Additionally, a convenient downstairs WC with storage space is included. Upstairs, discover a master bedroom featuring an en-suite shower room, along with three additional bedrooms and a family bathroom.

Outside, the property sits on an appealing, sizable plot with gardens encompassing the front, side, and rear areas. Ample parking is available via a dual driveway leading to a single garage.

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 Diner

22'1 x 12'0 (6.73m x 3.66m)

Kitchen

8'0 x 7'3 (2.44m x 2.21m)



WC & Store Area



Garage

16'4 x 8'5 (4.98m x 2.57m)

FIRST FLOOR



Bedroom

9'0 x 8'7 (2.74m x 2.62m)

En-Suite

Bedroom

9'9 x 8'7 (2.97m x 2.62m)



Bedroom

7'5 x 7'4 (2.26m x 2.24m)

Bedroom

7'4 x 7'3 (2.24m x 2.21m)



Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 39 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2059 p.a

Energy Rating: D

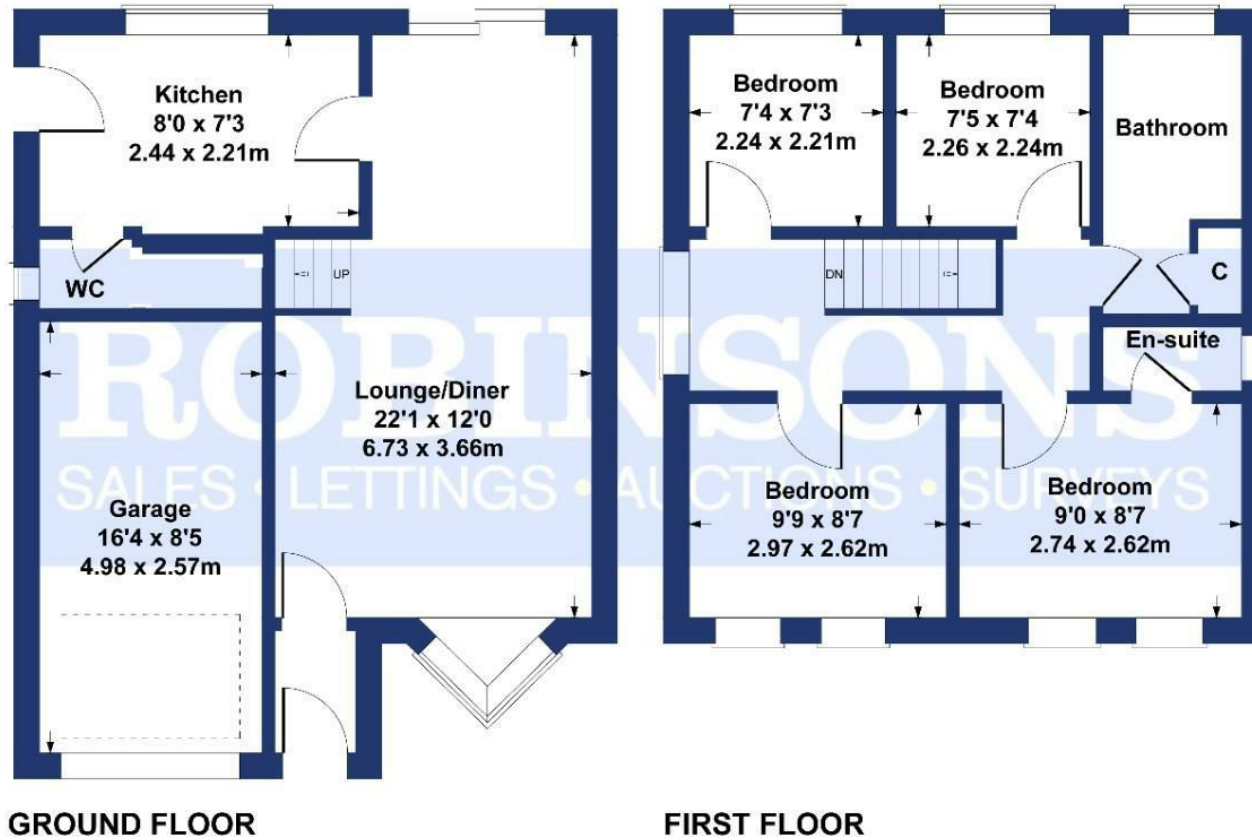
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Blackcliffe Way

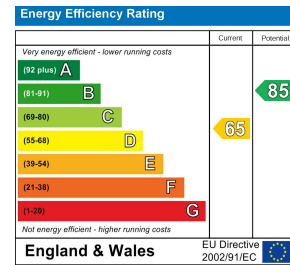
Approximate Gross Internal Area
990 sq ft - 92 sq m



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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