



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

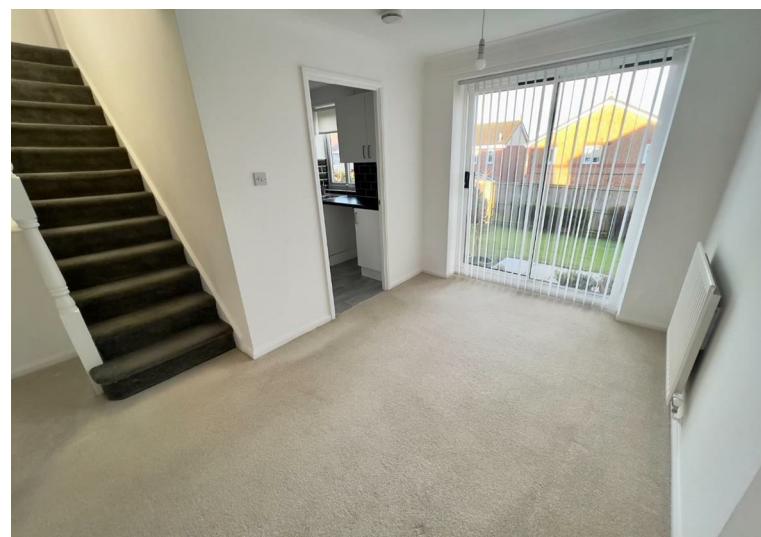
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No Upper Chain \*\* Popular Location \*\* Just Outside of Durham \*\* Freehold \*\* Generous Plot \*\* Gardens, Parking & Garage \*\* Double Glazing & Gas Central Heating \*\* Must Be Viewed \*\*

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

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.





# 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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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	85	65
(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		