



Elder Close, Broompark, DH7 7RS
3 Bed - House - End Terrace
£175,000

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Superbly Presented Throughout ** Modern Kitchen and Bathroom ** Lovely Enclosed Rear Garden With Sunny Aspect ** Popular Location ** Outskirts of Durham ** Good Road Links ** Must Be Viewed **

The floor plan comprises: entrance hallway, good sized store area, comfortable lounge, kitchen dining room with modern units, conservatory leading out to the rear garden. The first floor has three bedrooms and family bathroom/WC. Outside there is front driveway parking, whilst the rear has an enclosed garden with patio and sunny aspect.

Elder Close is located on a popular residential development, situated on the boundary of Durham City which is approximately 3 miles distant. There are a comprehensive range of shopping and recreational facilities located in Durham, as well as local amenities available in nearby Ushaw Moor. Broompark is also well placed for access to countryside walks and commuting links, with a regular bus service running past. It also lies a short drive from the A690, A1(M) and A19 Highways which provides good road links to other regional centres.

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 53 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1984 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.

GROUND FLOOR

Entrance Hallway

Store

15'1 x 7'9 (4.60m x 2.36m)

Lounge

15'7 x 11'6 (4.75m x 3.51m)

Kitchen Diner

21'10 x 11'6 (6.65m x 3.51m)

Conservatory

20'8 x 8'8 (6.30m x 2.64m)

FIRST FLOOR

Bedroom

12'0 x 11'6 (3.66m x 3.51m)

Bedroom

11'8 x 11'0 (3.56m x 3.35m)

Bedroom

11'6 x 8'6 (3.51m x 2.59m)

Bathroom/WC

11'0 x 8'10 (3.35m x 2.69m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains



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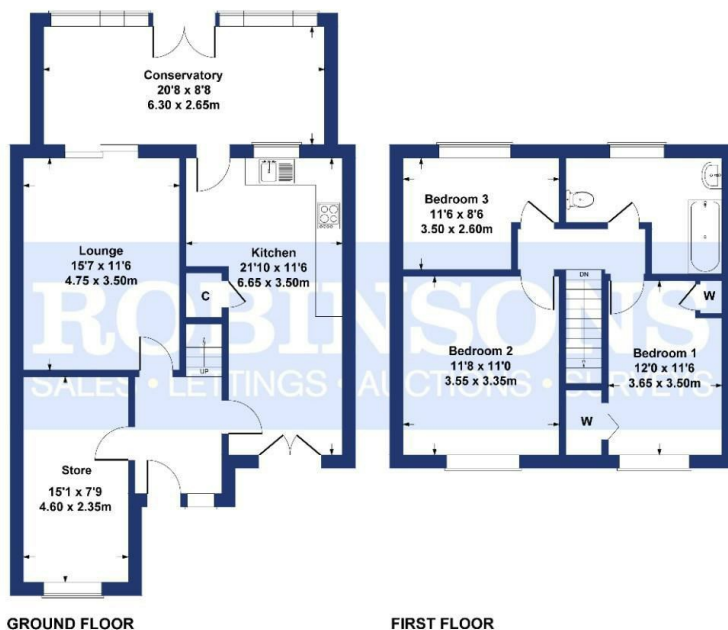
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Elder Close
Approximate Gross Internal Area
1313 sq ft - 122 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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-84	E		
55-68	F		
35-54	G		
Not energy efficient - higher running costs			
England & Wales		72	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
69-54	E		
55-38	F		
35-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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.

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