

**Elm Grove, Broompark, DH7 7NP**
**3 Bed - House - Semi-Detached**
**O.I.R.O £139,950**

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# Elm Grove
# Broompark, DH7 7NP

No Chain ** Competitive Price ** Short 42 Year Lease ** Well Presented ** Sunny Rear Aspect ** Detached Garage ** Popular Location ** Good Road Links **

Situated on the popular Broompark estate, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, a sunny aspect rear garden and a detached garage. Conveniently positioned within easy reach of Durham City Centre, local amenities and major transport links, the property is offered with no onward chain and represents an excellent opportunity for buyers seeking a competitively priced home.

The accommodation begins with a welcoming entrance hallway, leading through to a comfortable lounge and separate dining room, providing ideal spaces for both everyday living and entertaining. The fitted kitchen offers practical storage and workspace, together with a door providing direct access to the outside.

To the first floor are three bedrooms and a modern shower room/WC, completing the accommodation. Further benefits include gas central heating and uPVC double glazing.

Externally, the property enjoys a sunny aspect rear garden, offering an attractive space for outdoor relaxation, dining and entertaining. A detached garage provides additional storage or secure parking.

An important consideration is the remaining lease term of approximately 42 years, which is reflected in the competitive asking price. Prospective purchasers are advised to seek independent legal and financial advice regarding the lease and any potential extension.

With its convenient location, generous accommodation and the added advantage of no onward chain, this property presents an appealing opportunity for purchasers prepared to consider the remaining lease term.

Early viewing is recommended to appreciate the accommodation and potential on offer.























**Agents Notes**

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Leasehold - 99 year lease from July 1970 - 42 years remaining with approx. £20pa ground rent
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

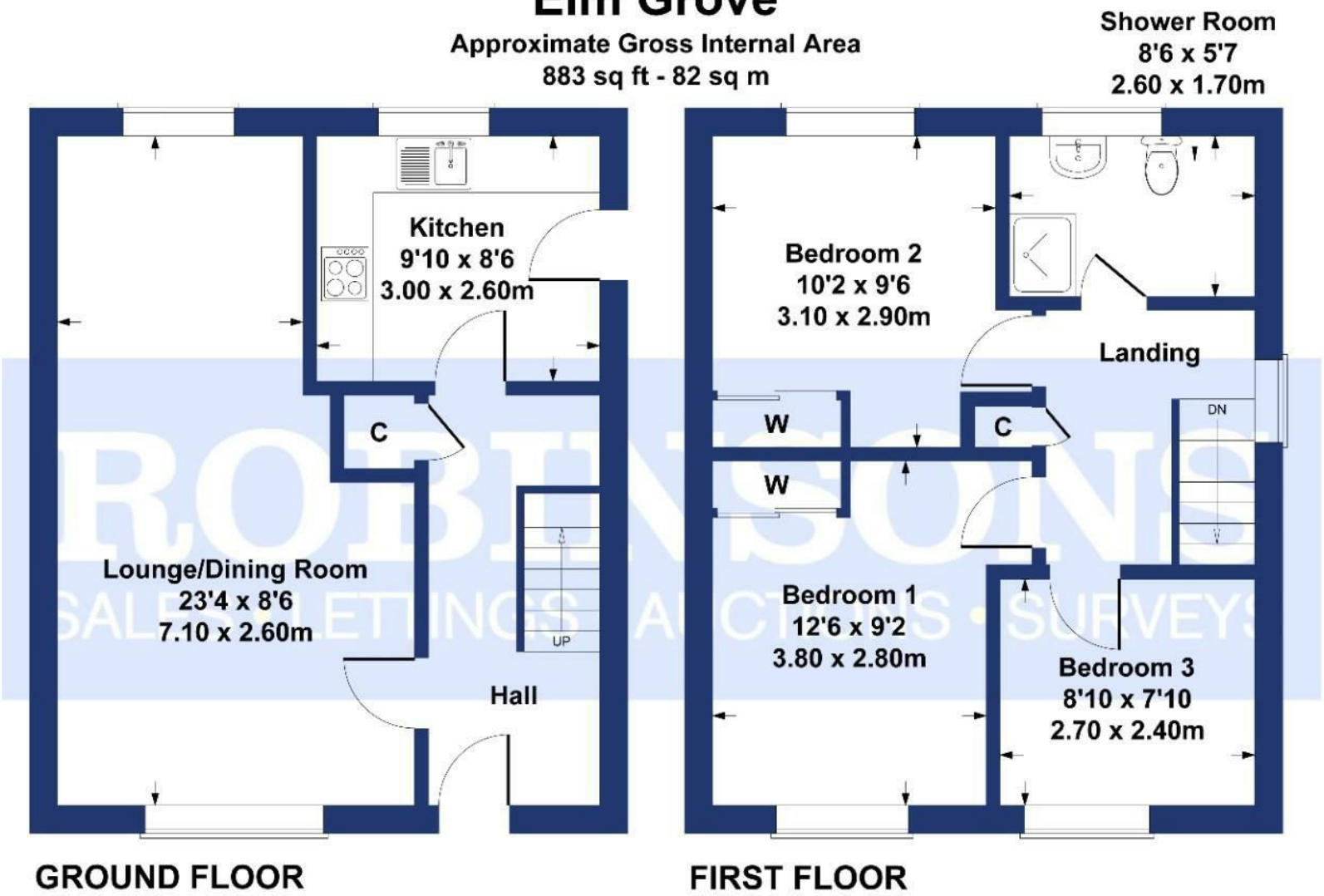
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Elm Grove

**Approximate Gross Internal Area**
**883 sq ft - 82 sq m**

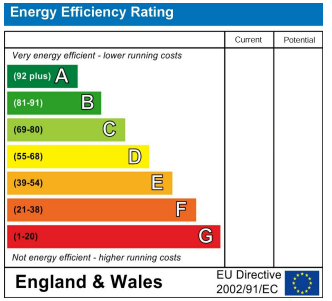



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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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. 2026




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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