



Institute Terrace, Bearpark, DH7 7AG
3 Bed - House - Terraced
£175,000

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Institute Terrace

Bearpark, DH7 7AG

* FULLY REFURBISHED – STUNNING KITCHEN & BATHROOM – NEW ROOF, HEATING SYSTEM & ELECTRICS – PARKING FOR 3 CARS WITH EV CHARGING – LARGE GARDEN – MULTI-FUEL STOVE – WINDOW SHUTTERS *

This beautifully refurbished three-bedroom terrace home is ready to move into, offering a spacious plot with a substantial south-facing garden and parking for three cars to the rear, complete with an electric vehicle charging point.

Internally, the home has been thoughtfully updated throughout. The entrance hallway leads to a bright and airy lounge featuring a charming multi-fuel burning stove and French doors that open onto the impressive garden. The heart of the home is the stunning dining kitchen, re-fitted with sleek wall and base units, ideal for entertaining, and also benefitting from French doors leading outside.

Upstairs, the property offers three well-proportioned double bedrooms, each presented in excellent decorative order, and a stylishly re-fitted shower room. Further enhancements include window shutters, a full re-wire, a brand new heating system, and a new roof, all ensuring peace of mind for the new owners.

Externally, the rear offers generous off-street parking for multiple vehicles, while the front boasts a large garden with a patio area and shed, perfect for enjoying the outdoors.

Bearpark is a well-placed village just two miles from Durham City, offering a blend of rural charm and modern convenience. With frequent bus services into Durham and excellent road links via the A167, it's ideal for commuters. The area benefits from scenic countryside walks and attractions such as the beautiful Ushaw Historic House, Chapels & Gardens just a short distance away.

Durham City Centre provides a full range of shopping, dining, and leisure options, alongside its renowned university, cathedral, and cultural sites.

A superb opportunity for those seeking a stylish, well-connected home with excellent outdoor space.

Early viewing is highly recommended!













GROUND FLOOR

Hallway

Lounge

18'0" x 12'1" (5.5 x 3.7)

Dining Kitchen

18'0" x 14'9" (5.5 x 4.5)

FIRST FLOOR

Landing

Bedroom

13'9" x 11'9" (4.2 x 3.6)

Bedroom

11'9" x 10'2" (3.6 x 3.1)

Bedroom

8'2" x 7'6" (2.5 x 2.3)

Shower Room / WC

9'2" x 5'10" (2.8 x 1.8)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 32 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: E (carried out before improvements were done to property)

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.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

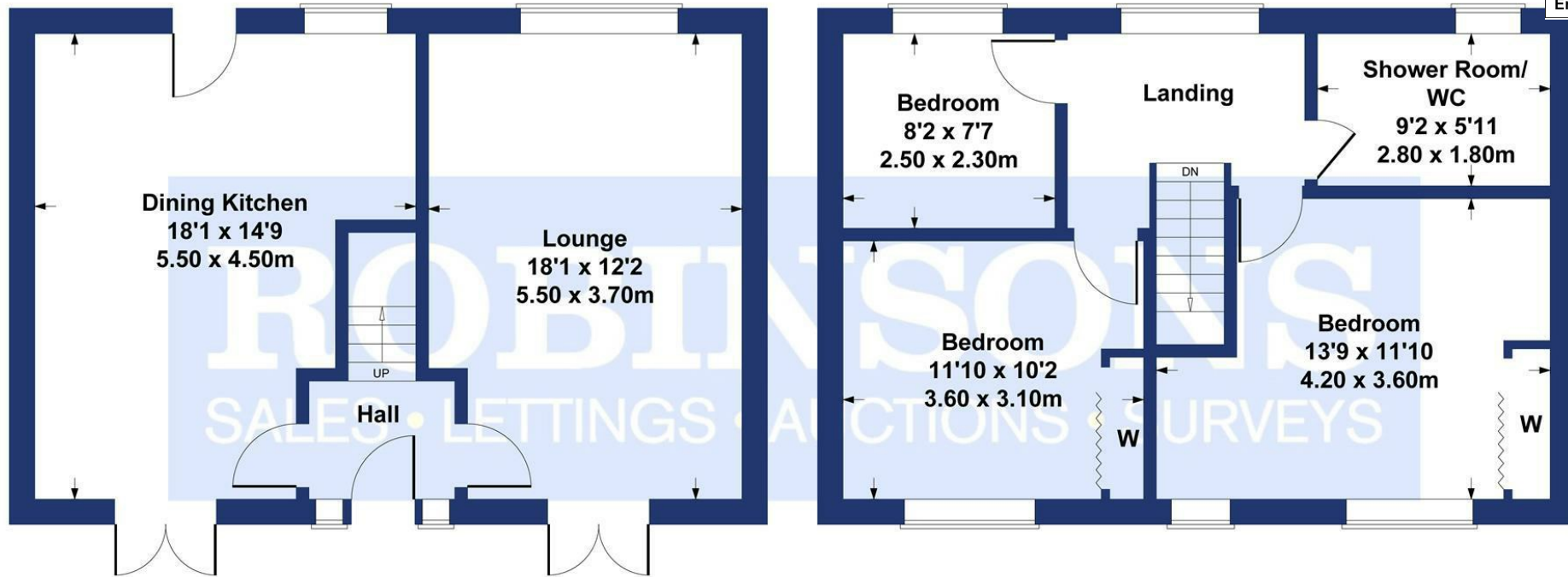
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



Institute Terrace

Approximate Gross Internal Area
990 sq ft - 92 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

FIRST FLOOR

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. 2025

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.

