



Beau Road, Bearpark, DH7 7DA
3 Bed - House - Semi-Detached
£180,000

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MODERN HOME ** OUTSKIRTS OF DURHAM CITY ** GOOD
ROAD LINKS ** DRIVE & GARAGE ** SUNNY REAR
ASPECT

Occupying an enviable position within the popular village of
Bearpark, this impressive three-bedroom, two-bathroom semi
detached home offers stylish modern living, excellent energy
efficiency and stunning far-reaching rear views.

Still benefiting from the balance of the 10-year NHBC warranty,
the property provides peace of mind for prospective purchasers.
The home is warmed by gas central heating system and
benefits from double glazing throughout.

The well-presented accommodation comprises a welcoming
entrance hallway, leading to a superb fitted kitchen/dining room
featuring a range of quality units, selection of integrated
appliances and large storage cupboard. To the rear is a
spacious full-width living room, flooded with natural light and
enjoying French doors opening onto the rear garden. A
contemporary shower room/WC completes the ground floor.

To the first floor are three well-proportioned bedrooms and a
modern family bathroom/WC.

Externally, the property continues to impress. A generous
driveway provides ample off-street parking and leads to the
garage. The enclosed rear garden enjoys a sunny aspect.

Bearpark is a highly regarded village offering a range of local
amenities, schooling and excellent transport links, whilst being
only a short distance from Durham City Centre.

Ideal for first-time buyers, professionals and growing families,
this superb home combines modern comforts, energy efficiency
and an outstanding location. Early viewing is highly
recommended.



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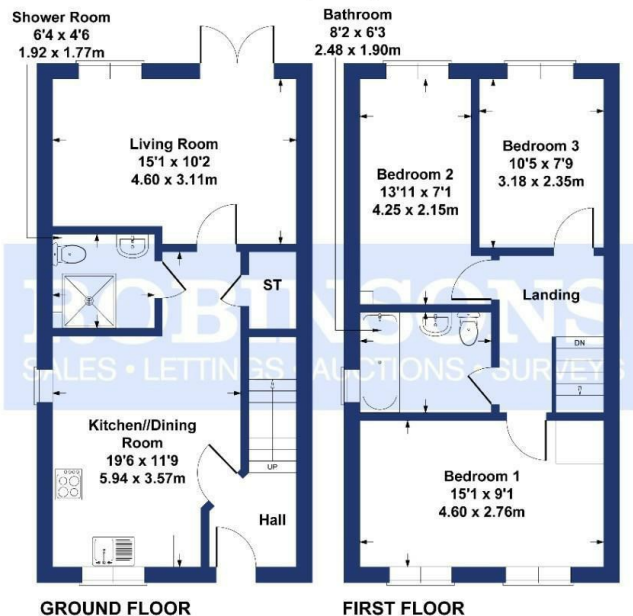
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Strategic Marketing Plan

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Beau Road

Approximate Gross Internal Area
915 sq ft - 85 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

DURHAM

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