ROBINSONS

SALES • LETTINGS • REGENCY & RURAL

161 BEK ROAD

NEWTON HALL | DH1 5LH

161 BEK ROAD
NEWTON HALL | DH1 5LH

No Onward Chain | Desirable Newton Hall Location | Fantastic Corner Plot | NO ONSITE PARKING

An excellent opportunity to acquire this three-bedroom family home situated in the highly sought-after residential area of Newton Hall, renowned for its excellent local schools, convenient amenities, and easy access to nearby retail parks.

Offered to the market with no onward chain, this well-presented property provides spacious accommodation throughout and benefits from gas central heating and uPVC double glazing. While lovingly maintained, the home offers fantastic potential for a purchaser to add their own style and undertake some modernisation if desired.

Occupying an enviable corner plot, the property boasts a particularly generous lawned rear garden, perfect for families, keen gardeners, or those who enjoy outdoor entertaining. The garden is further enhanced by a greenhouse and garden shed, providing excellent storage and growing space.

Internally, the accommodation comprises three well-proportioned bedrooms along with comfortable living spaces ideally suited to modern family life.

Properties in this location are always in high demand, making this an ideal purchase for first-time buyers, families, or investors alike.

Early viewing is highly recommended to appreciate the potential, position, and generous plot size this attractive home has to offer.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

KITCHEN/DINING ROOM

UTILITY

FIRST FLOOR

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

OUTSIDE

AGENTS NOTES

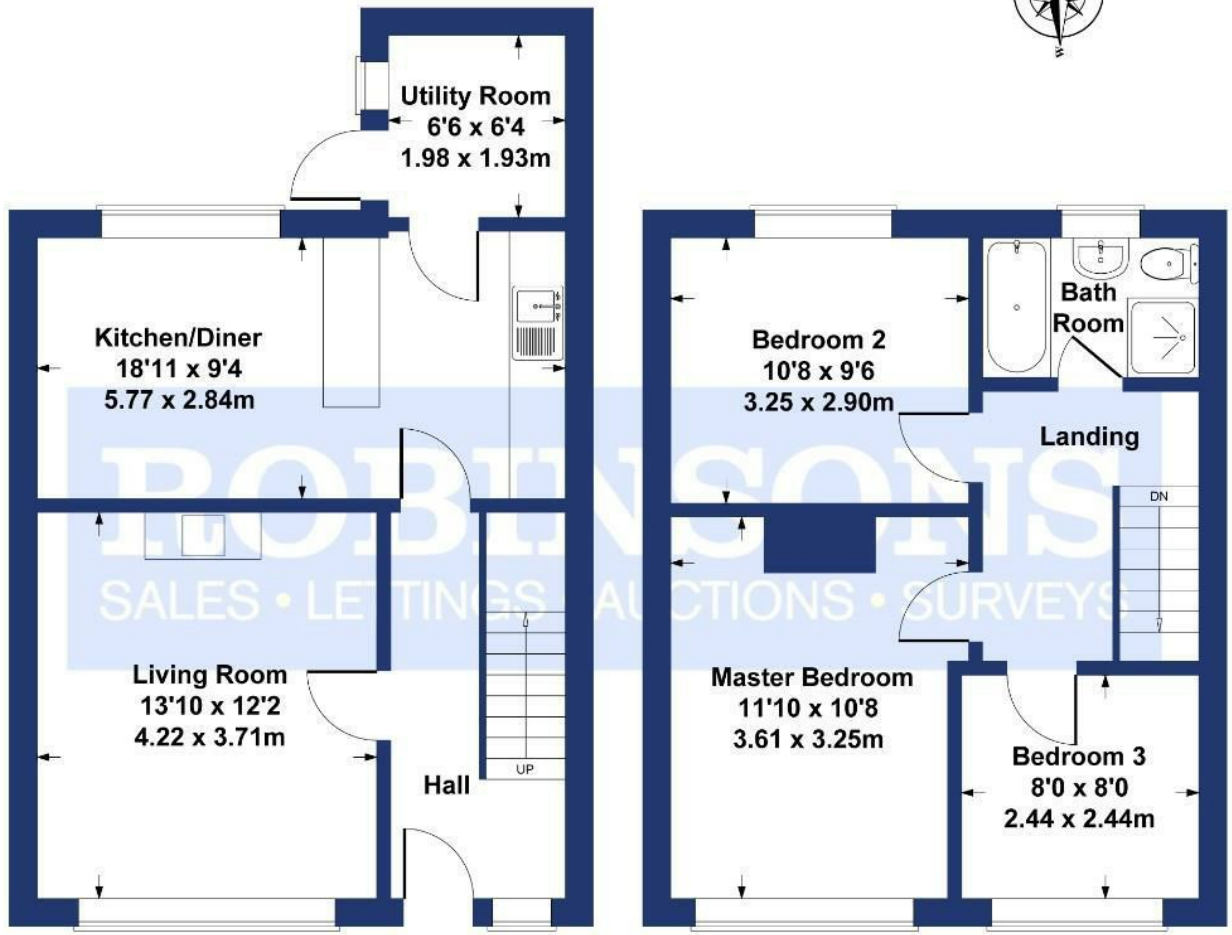
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer 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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Rights & Easements – None known
Probate - Granted
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Bek Road

Approximate Gross Internal Area
941 sq ft - 87 sq m



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. 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.

Tel: 0191 386 2777

1 Old Elvet, Durham City, Durham, DH1 3HL

info@robinsonsdurham.co.uk

https://www.robinsonsestateagents.co.uk