



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

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Institute Terrace

Bearpark, DH7 7AG

This beautifully upgraded three-bedroom end-of-terrace home is ready to move into, offering a spacious plot with a substantial south-facing garden and off-road parking to the rear. Set on a generous end-of-terrace position, the property benefits from additional outdoor space, with mature hedging providing privacy.

Inside, the layout includes a welcoming entrance hallway with storage, a bright and airy lounge with French doors that open onto the impressive garden, and a stunning contemporary dining kitchen featuring sleek wall and base units, offering plenty of space for entertaining.

Upstairs, three well-proportioned double bedrooms are accompanied by a stylishly updated family bathroom and a separate WC.

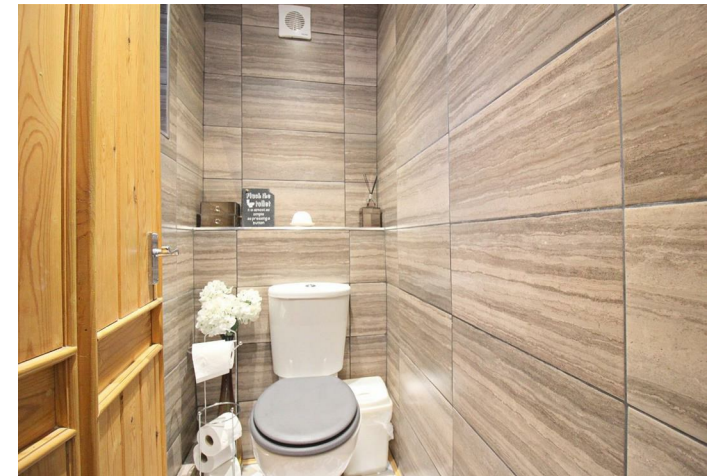
Externally, the home boasts ample off-street parking, a large detached garage, and additional outhouses, making it both practical and appealing.

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 easy access to the A167, it is ideal for commuters. The area is known for its scenic surroundings, with nearby countryside walks and the beautiful Ushaw Historic House, Chapels & Gardens just a short distance away.

Durham City Centre provides an extensive range of shopping, dining, and leisure facilities, along with its historic cathedral, university, and cultural attractions.

This is an excellent opportunity for buyers looking for a well-connected home with great outdoor space.

Early viewing is highly recommended!













GROUND FLOOR

Hallway

Lounge

15'1" x 13'9" (4.6 x 4.2)

Dining Kitchen

24'3" x 10'2" (7.4 x 3.1)

FIRST FLOOR

Landing

Bedroom

13'9" x 10'9" (4.2 x 3.3)

Bedroom

12'1" x 10'2" (3.7 x 3.1)

Bedroom

12'1" x 7'10" (3.7 x 2.4)

Bathroom

8'6" x 4'3" (2.6 x 1.3)

Separate WC

EXTERNALLY

Detached Garage

19'4" x 10'2" (5.9 x 3.1)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 33 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: D

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.

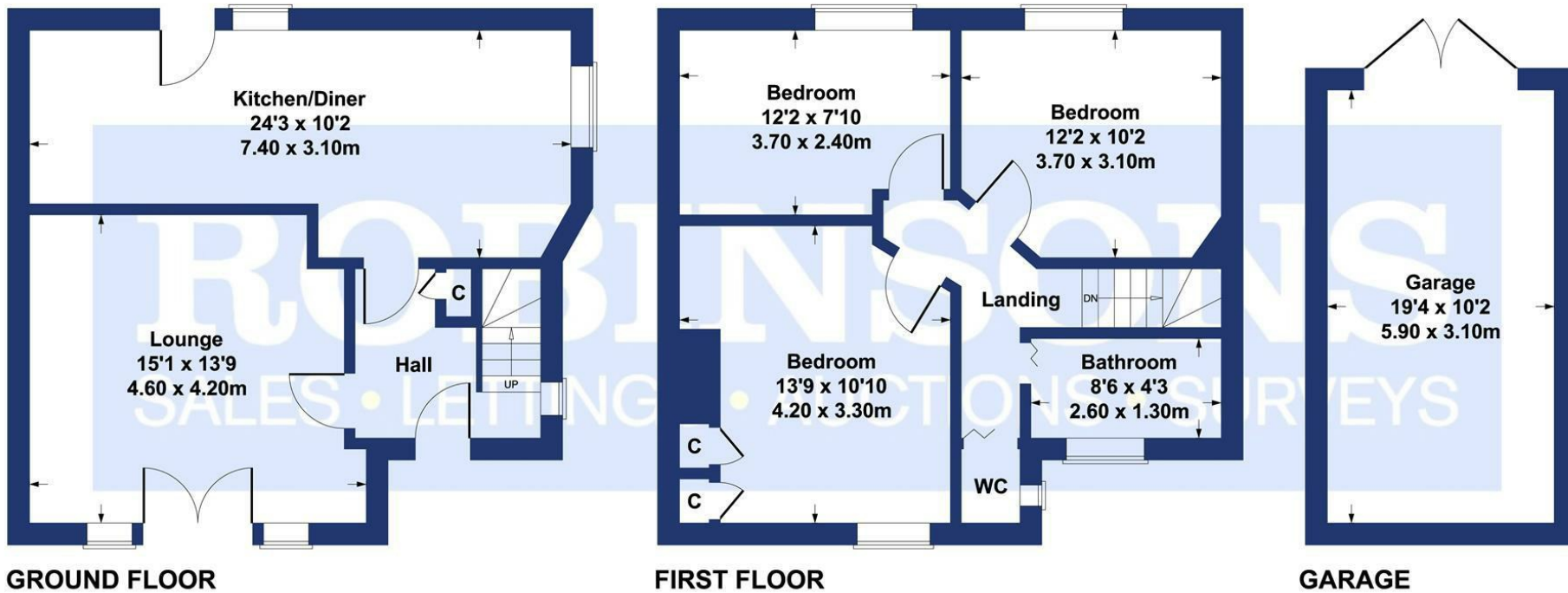




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		77
(61-81)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Institute Terrace

Approximate Gross Internal Area
1184 sq ft - 110 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. 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.

