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.

Agents Notes
Council Tax: Durham County Council, Band C - Approx. £2331p.a
Tenure: Freehold
Estate Management Charge – Yes (advised £88.85pa)
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.
Selective licencing area – Yes
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 – No
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.

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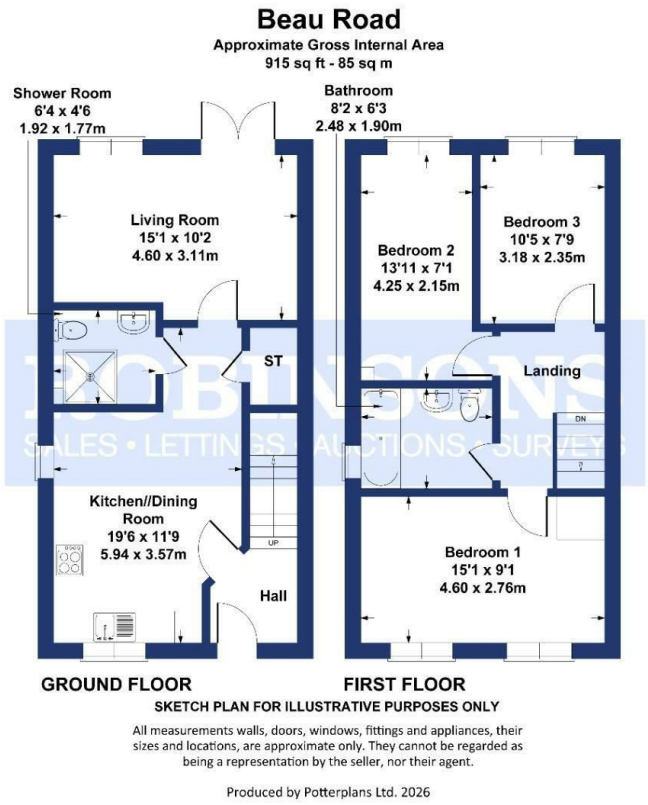

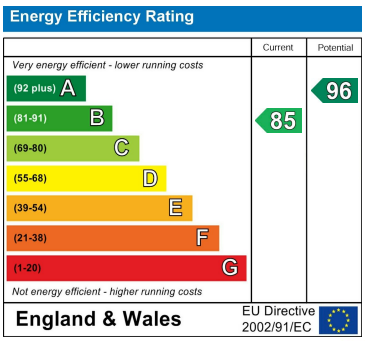

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