



Blackburn Close

Bearpark DH7 7TQ

Offers In The Region Of £209,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Blackburn Close

Bearpark DH7 7TQ



- Detached family home
- EPC RATING C
- Two reception rooms plus conservatory

- Four bedrooms
- Cul de sac location
- Master bedroom with ensuite

- Large garden
- Parking for three vehicles and garage
- Available with no onward chain

Available with no onward chain, early viewing of this detached family home with four bedrooms, is highly recommended. Enjoying a location at the end of a cul de sac and with a large garden to the rear, ample parking for three cars and garage to the front.

The floor plan comprises of a welcoming entrance hallway with WC, spacious living and dining room opening to a generous conservatory and a fitted kitchen with white goods. To the first floor the master bedroom has an ensuite shower room, whilst the three further bedrooms share a family bathroom.

Blackburn Close is situated on a sought after residential estate with access to local amenities, a frequent bus service and good road access to Durham City and also the A167 highway for commuting.

GROUND FLOOR

Hall

Welcoming hallway with UPVC double glazed window to the side, stairs leading to the first floor, coving and radiator.

WC

Comprising of a low level WC, hand wash basin, tiled splashbacks and flooring, radiator and UPVC double glazed opaque window to the side.

Living Room

15'4" x 11'5" (4.69 x 3.49)

Spacious reception room with a UPVC double glazed bow window to the front, feature fireplace housing a gas fire, coving, radiator, TV and telephone points.

Dining Room

11'2" x 8'10" (3.41 x 2.71)

Open plan to the living room and with UPVC double glazed french doors opening to the conservator, coving and radiator.

Conservatory

12'7" x 10'10" (3.84 x 3.31)

An excellent addition to the property with UPVC double glazed windows and french doors opening to the rear garden.

Kitchen

11'2" x 8'5" (3.41 x 2.58)

The kitchen is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over, a fridge/freezer, washing machine and tumble dryer. Further features include a UPVC double glazed window to the rear, double glazed external door, tiled splashbacks and flooring, radiator and wall mounted gas central heating boiler.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side and radiator.

Bedroom One

10'10" x 10'9" (3.32 x 3.28)

Double bedroom with a UPVC double glazed window to the front and radiator.

Ensuite

Comprising of cubicle with electric shower, hand wash basin, WC, tiled splashbacks, extractor and UPVC double glazed opaque window to the side.

Bedroom Two

10'7" x 7'4" min (3.25 x 2.25 min)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

10'6" x 6'8" (3.22 x 2.04)

Having a UPVC double glazed window to the rear and radiator.

Bedroom Four

10'10" x 6'7" (3.31 x 2.03)

Having a UPVC double glazed window to the front and radiator.

Bathroom/WC

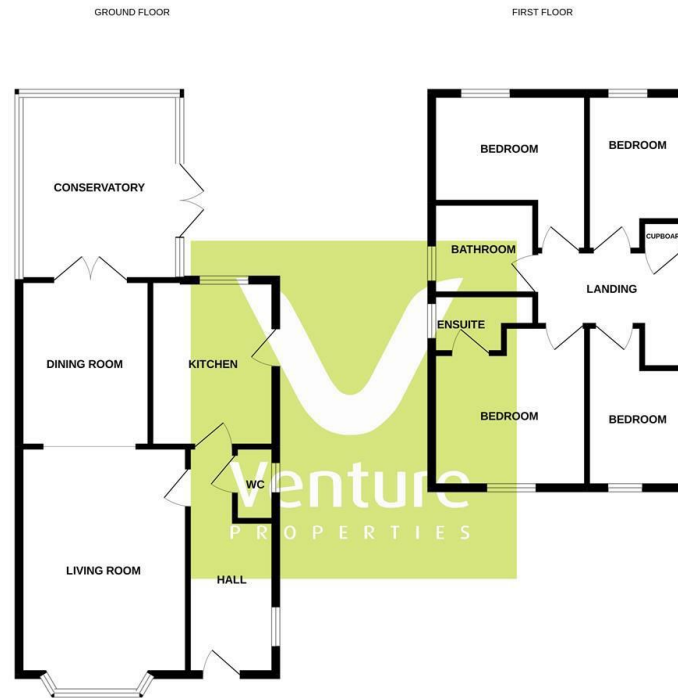
Fitted with a panelled bath having electric shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the side.

EXTERNAL

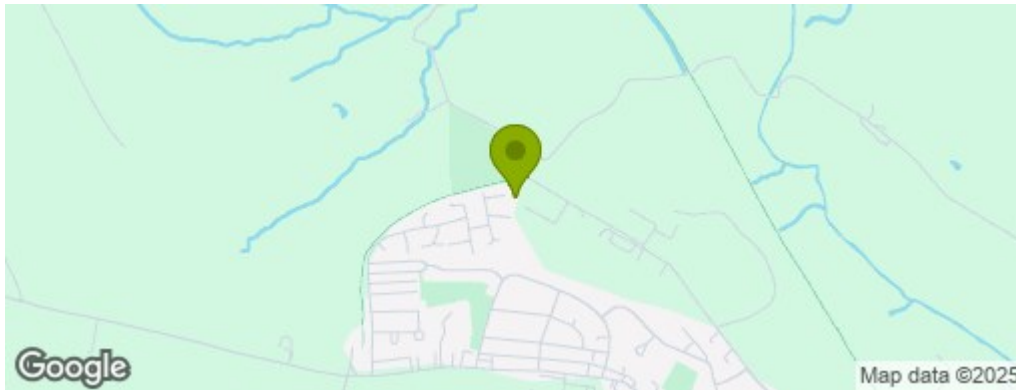
The property enjoys a large plot at the bottom of a cul de sac with parking for three vehicles to the front and a generous, lawned garden to the rear.

Garage

Single garage situated to the front of the property with an up and over door and door to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hergem 10/2022



Property Information

EPC RATING - C COUNCIL TAX BAND - D TENURE - FREEHOLD

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