



Hilltop Road

Bearpark DH7 7TL

Offers In The Region Of £125,000







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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Hilltop Road

Bearpark DH7 7TL



- No chain involved
- EPC RATING - C
- Rear garden with a good degree of privacy

- Two double bedrooms
- Spacious open plan living and dining room
- Driveway for off street parking

- Garage conversion to provide an additional reception room
- Combi GCH & UPVC double glazing
- Sought after estate

Available for sale with no chain involved, early viewing of this well presented and extended, semi detached house with two bedrooms, is highly recommended. The property is situated on a sought after estate and would be perfect for first time buyers or those looking to downsize.

Having a floor plan comprising of an entrance hall, open plan living and dining room, additional reception room which can be used to suit the needs of any buyer, fitted kitchen and garden storage. To the first floor is a master bedroom, a further double bedroom and bathroom/WC. Externally there is a garden to the front and driveway for off street parking, whilst to the rear is an enclosed garden. The property has UPVC double glazing and combi gas central heating.

## GROUND FLOOR

### Entrance Hall

Having laminate flooring and radiator.

### Open Plan Living and Dining Room

18'3" x 14'4" (5.58 x 4.38)

A spacious open plan reception room with a UPVC double glazed window to the front and rear door opening to the garden, laminate flooring, two radiators and stairs leading to the first floor.

### Reception Room

11'10" x 7'6" (3.61 x 2.31)

Converted from the garage and suitable for a range of uses to suit the needs of any buyer. Having a UPVC double glazed window to the front, storage cupboards and radiator.

### Kitchen

7'11" x 7'10" (2.43 x 2.39)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, an electric cooker, fridge/freezer and washing machine space. Further features include a UPVC double glazed window to the rear, wall mounted combi boiler, tiled splashbacks, recessed spotlights, tiled flooring and radiator.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom One

11'0" x 7'10" (3.36 x 2.41)

Double bedroom with two UPVC double glazed windows to the front and radiator.

### Bedroom Two

8'3" x 7'1" (2.52 x 2.16)

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

### Bathroom/WC

6'1" x 6'0" (1.87 x 1.84)

Fitted with a white suite comprising of a bath, pedestal wash basin and WC. Having tiled splashbacks, vinyl flooring, radiator and UPVC double glazed opaque window to the front.

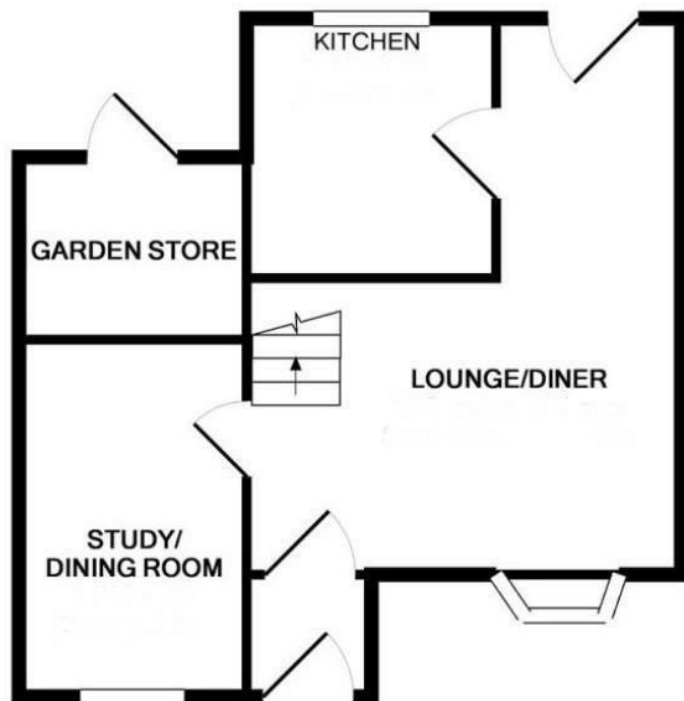
## EXTERNAL

To the front of the property is a lawned garden and driveway for off street parking, whilst to the rear is an enclosed garden enjoying a good degree of privacy. Access to the garden store.

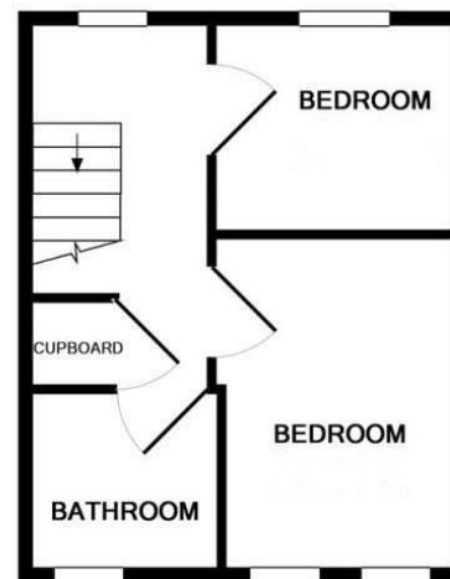
### Garden Store

Door leading to a storage area used to store garden items.

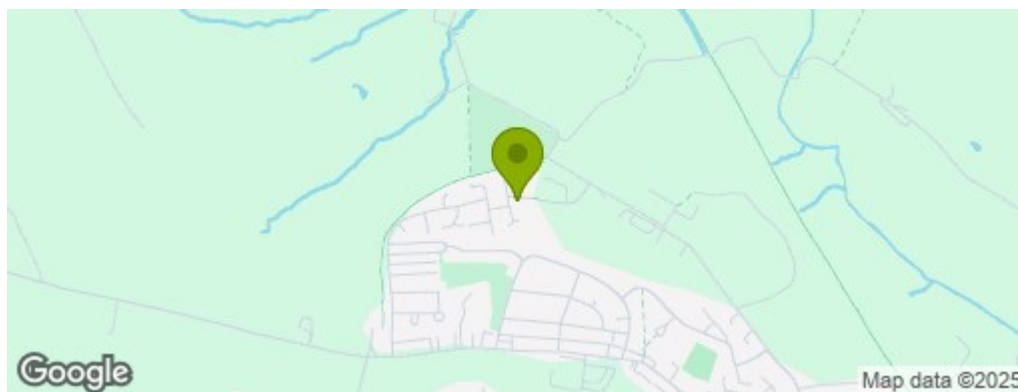




GROUND FLOOR



1ST FLOOR



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available upload speed 10,000 Mbps. Highest available download speed 10,000 Mbps.

Mobile Signal/coverage: Likely with EE. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual Price £1984 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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