



**STUART
EDWARDS**

Field View

Bearpark, Durham DH7 7AD

- WELL PRESENTED END TERRACED HOUSE
- 2 BEDROOMS
- KITCHEN WITH APPLIANCES
- REAR YARD
- NO ONWARD CHAIN
- NEWLY DECORATED & NEW FLOOR COVERINGS
- LOUNGE
- BATHROOM WITH SHOWER
- FIELD VIEWS
- 3 MILES FROM DURHAM CITY

Asking Price £99,950



Council Tax Band: A

EPC Rating: E

FULL DESCRIPTION

Conveniently located end terrace house, well presented throughout.

The living accommodation comprises; entrance hallway, lounge and fitted kitchen with appliances. To the first floor: landing, 2 good sized bedrooms and bathroom suite with mains fed shower. Externally there's a garden to the front whilst to the rear there's a spacious yard and gravelled area with a outhouse for storage.

Benefiting from gas central heating via a combi boiler and UPVC double glazing.

Newly decorated and new floor coverings throughout.

With open field views and available with no onward chain.

Viewings are recommended.

AREA INFORMATION

Bearpark is a village in County Durham. It is situated approximately 3 miles west of Durham, and a short distance to the north of Ushaw Moor. There are typical village facilities that include a co-op supermarket, primary school, children's nurse, health and leisure facilities as well as excellent road access and bus service into the historic cathedral city of Durham. The A167 also lies, a short drive away providing good road links to both the North and South of the region. Locally there are also public footpaths and bridle ways from which to enjoy the surrounding countryside.

ENTRANCE HALL

UPVC double glazed entrance door. Stairs to first floor.

LOUNGE

13'10" x 16'1"

Double radiator, feature fireplace with surround and inset electric fire.

KITCHEN

14'2" x 8'10"

Range of floor and wall units incorporating breakfast bar and inset stainless steel sink and drainer unit with mix tap. Tiled splash backs, laminate flooring. Fridge freezer, washer, integrated electric oven and gas hob. UPVC double glazed door to rear yard and laminate ceiling with spotlights.

LANDING

Access to loft.

BEDROOM 1

11'5" x 13'11"

Double radiator, fitted wardrobes and storage cupboard. Feature open fireplace with surround.

BEDROOM 2

8'11" x 8'11"

Double radiator.

BATHROOM

White suite comprising panel bath with overhead mains shower and screen. Low level w.c, vanity unit with inset wash hand basin, laminate walls and floors and chrome heated towel rail.

EXTERNALLY

Yard and gravelled area to the rear and outhouse for storage. Whilst to the front there is a fenced garden area.

EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8707-7322-1299-2741-6902>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

