



Bridgemere Drive, Framwellgate Moor, DH1  
5FG  
2 Bed - House - Semi-Detached  
O.I.R.O £155,000

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Ideal Investment, Small Family or First Buy Home \*\* Currently Tenanted £665pcm \*\* \*\* Rental Potential £750pcm/£900pcm \*\* Very Popular Location \*\* Local Amenities & Road Links \*\* Outskirts of Durham \*\* Gardens & Parking \*\* Double Glazing & GCH \*\* Freehold \*\*

The floor plan comprises: entrance vestibule, comfortable lounge, kitchen diner with door to the rear garden. The first floor has two double bedrooms and bathroom/WC.

Framwellgate Moor is situated approx. 2 miles north of Durham City. It is easily accessible via well-connected public transport options, and its location offers convenient access to various amenities in the vicinity. Notable nearby facilities include the esteemed University Hospital of Durham, New College Durham, and Framwellgate School, fostering a nurturing environment for learning.

A mere mile away lies the Arnison Centre Retail Park, boasting an array of shops, outlets, a supermarket, restaurants, and even a petrol station, making it a one-stop destination for various needs and desires. For everyday essentials, residents can find smaller convenience stores and shops conveniently located on Framwellgate Moor Front Street.

## GROUND FLOOR

### Entrance Vestibule

### Lounge

15'3 x 12'9 (4.65m x 3.89m)

### Kitchen Diner

12'9 x 9'0 (3.89m x 2.74m)

## FIRST FLOOR

### Bedroom

10'8 x 7'6 (3.25m x 2.29m)

### Bedroom

10'9 x 8'11 (3.28m x 2.72m)

### Bathroom/WC

7'4 x 6'1 (2.24m x 1.85m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 10000

Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: C

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







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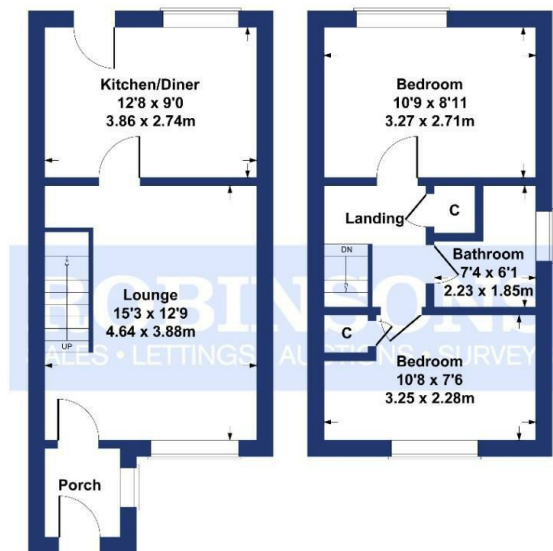
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Strategic Marketing Plan

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## Bridgemere Drive

Approximate Gross Internal Area  
657 sq ft - 61 sq m



GROUND FLOOR

FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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