



Aldin Grange Terrace, Bearpark, DH7 7AN  
3 Bed - House - Terraced  
O.I.R.O £155,000

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# Aldin Grange Terrace

## Bearpark, DH7 7AN

Superb Cottage Style Home \*\* Pleasant Position \*\* Sunny & Private Aspect \*\* Possible Rear Parking \*\* Close to Durham & Major Road Links \*\* Well Presented \*\* Must Be Viewed \*\*

The floor plan includes an entrance leading to a comfortable lounge with a wood-burning stove, creating a cosy and relaxing atmosphere. French doors open from the lounge into a delightful and spacious conservatory, which in turn provides access to the private garden. The kitchen features a range of white units and has a door leading to the rear courtyard-style garden, which includes useful storage space.

Upstairs, there are three bedrooms and a spacious bathroom/WC with a separate shower cubicle.

Externally, the property enjoys a pleasant and private position on the outskirts of Durham, benefiting from a sunny front aspect and potential parking to the rear.

Bearpark is a well-situated village located just two miles from Durham City, combining rural charm with modern convenience. With regular bus links to Durham and easy access to the A167, it's perfectly suited for commuters. The village is surrounded by beautiful countryside, offering scenic walks and close proximity to the stunning Ushaw Historic House, Chapels & Gardens.

Durham City Centre boasts a wide variety of shops, restaurants, and leisure facilities, as well as its world-renowned cathedral, university, and cultural landmarks.

This property presents an excellent opportunity for buyers seeking a well-connected home with generous outdoor space.



















## GROUND FLOOR

### Lounge

18'1 x 16'2 (5.51m x 4.93m)

### Kitchen

17'11 x 7'7 (5.46m x 2.31m)

### Conservatory

11'5 x 10'10 (3.48m x 3.30m)

## FIRST FLOOR

### Bedroom

16'3 x 8'10 (4.95m x 2.69m)

### Bedroom

13'3 x 9'6 (4.04m x 2.90m)

### Bedroom

8'9 x 8'0 (2.67m x 2.44m)

### Bathroom

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 69 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: D

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.



# Aldin Grange Terrace

Approximate Gross Internal Area  
1004 sq ft - 93 sq m



## 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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