



Beaver Close, Pity Me, DH1 5GS
5 Bed - House - Detached
Offers Over £325,000

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Beaver Close Pity Me, DH1 5GS

**** NO ONWARD CHAIN ** COMPETITIVE PRICE ** EXTENDED & VERSATILE FLOOR PLAN
** LARGE ENCLOSED REAR GARDEN ** VERY POPULAR LOCATION ** PROPERTY IN
NEED OF UPDATING ****

We are presenting this spacious 5/6 bedroom detached house to the sales market, offered without a chain, making it an ideal choice for a family seeking a new home.

The interior of the house is perfect for a growing family and offers versatility with an additional reception room or potential sixth bedroom on the ground floor. The layout includes an entrance hallway, a convenient cloakroom/WC, and a generous lounge/dining room that opens up to a conservatory with a pleasant view of the rear garden. The well-equipped kitchen features integrated appliances and leads to a practical utility room with plumbing for a washing machine. Completing the ground floor accommodation is an extra reception room that could be adapted into a bedroom with an en-suite WC.

Moving to the first floor, there are five bedrooms, including the main bedroom with its own en-suite shower room. Additionally, there's a family bathroom and another shower room for added convenience. The property boasts gardens at the front and rear, along with a block paved driveway that accommodates multiple vehicles for off-street parking.

Situated in Beaver Close, this property offers easy access to a variety of amenities within walking distance, including the Arnison Centre with a wide range of professional, retail, and recreational options. The location benefits from excellent transportation links and falls within the catchment area of well-regarded schools.

We highly recommend scheduling viewings to truly appreciate the flexibility and offerings of this home.











GROUND FLOOR

Hallway

WC

Lounge

21'8 x 11'2 (6.60m x 3.40m)

Conservatory

10'2 x 9'2 (3.10m x 2.79m)

Kitchen Breakfast Room

15'5 x 12'2 (4.70m x 3.71m)

Utility Room

9'2 x 5'7 (2.79m x 1.70m)

Reception / Bedroom Six

16'9 x 7'10 (5.11m x 2.39m)

FIRST FLOOR

Bedroom

12'2 x 11'6 (3.71m x 3.51m)

En-Suite

9'2 x 4'7 (2.79m x 1.40m)

Bedroom

11'6 x 9'2 (3.51m x 2.79m)

Bedroom

9'6 x 7'10 (2.90m x 2.39m)

Bedroom

10'2 x 7'10 (3.10m x 2.39m)

Bedroom

9'2 x 6'7 (2.79m x 2.01m)

Shower Room/WC

6'3 x 5'7 (1.91m x 1.70m)

Bathroom/WC

6'3 x 6'3 (1.91m x 1.91m)

AGENT NOTE

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 56 Mbps

Mobile Signal/Coverage: Good/Average

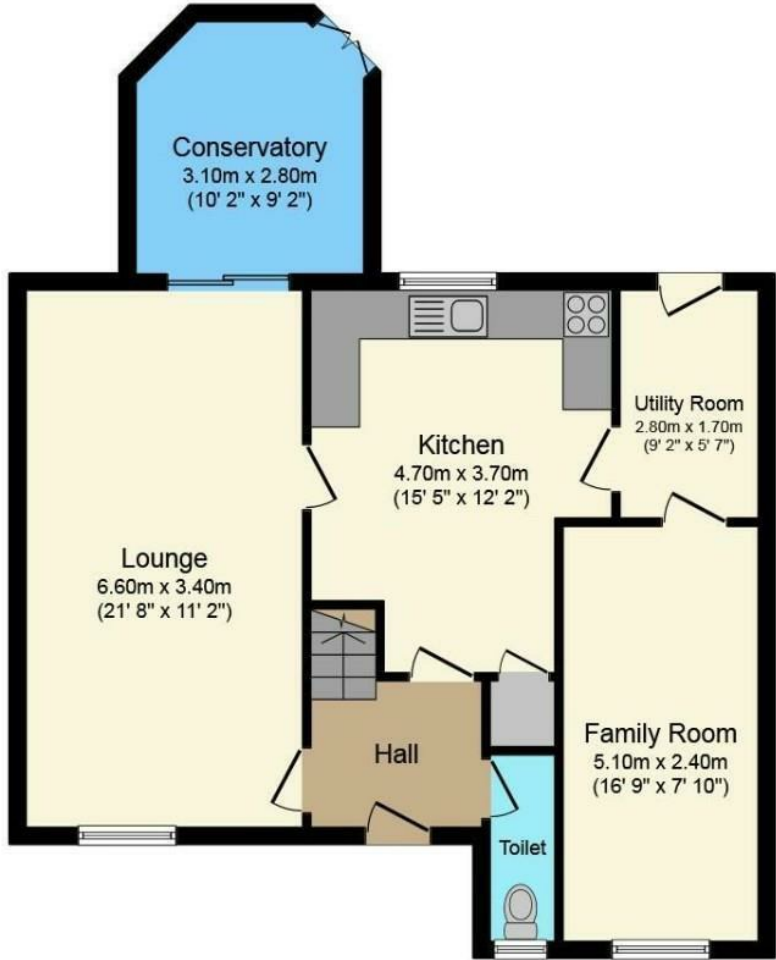
Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx £2316pa

Energy Rating: C

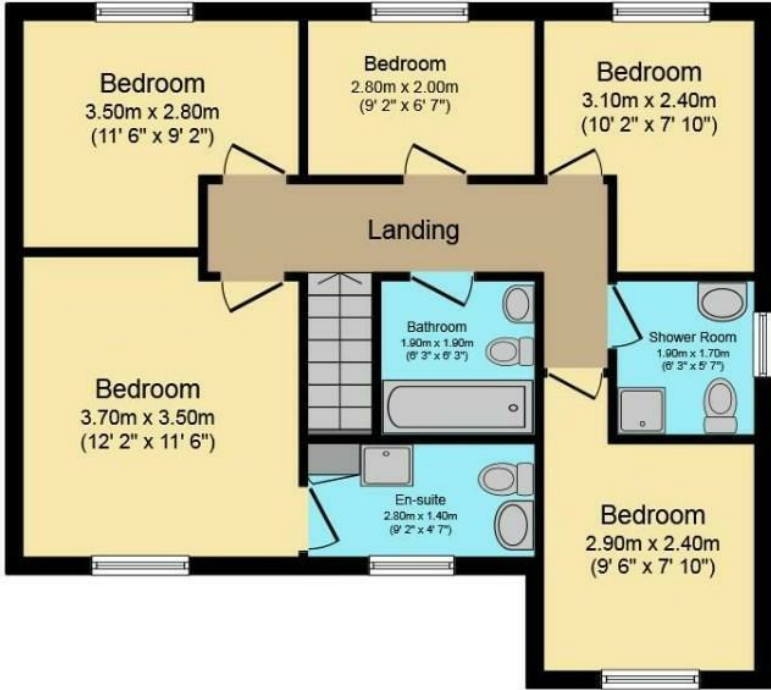
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		86
(61-81) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

Floor area 73.0 sq. m. (786 sq. ft.) approx



First Floor

Floor area 63.0 sq. m. (678 sq. ft.) approx

Total floor area 136.0 sq. m. (1,464 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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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