Parkwood Avenue, Bearpark, DH7 7DX
3 Bed - House - Semi-Detached
O.I.R.O £115,000

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Parkwood Avenue
Bearpark, DH7 7DX

Situated in the ever-popular village of Bearpark on the outskirts of Durham City, this attractive three-bedroom semi-detached home offers well-presented accommodation that will appeal to a wide variety of buyers, including first-time buyers, growing families, and investors alike.

The property enjoys a pleasant position with the potential for driveway parking to the front and benefits from an enclosed rear garden with a sunny aspect, providing an ideal space for relaxing, entertaining, or family enjoyment.

Bearpark remains a highly sought-after location thanks to its excellent access to Durham City, nearby road links, and a selection of scenic countryside walks and cycle routes, making it particularly attractive for commuters and outdoor enthusiasts.

Internally, the property benefits from double glazing and gas central heating throughout. The accommodation briefly comprises an entrance hallway, ground floor WC, comfortable lounge with patio doors opening onto the rear garden, and a modern kitchen breakfast room fitted with a range of contemporary units and ample dining space.

To the first floor are three well-proportioned bedrooms and a modern family bathroom/WC.

Offering a combination of modern living, outdoor space, and a convenient location, this is a property that should prove popular with a range of purchasers. Early viewing is highly recommended.

DON'T LET ANYBODY STEAL YOUR MAGIC
KITCHEN

Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – Not that we are aware
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – No
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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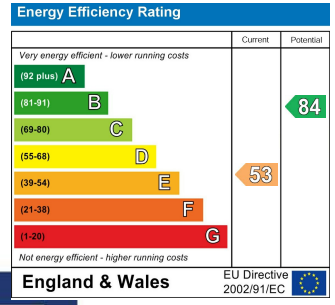
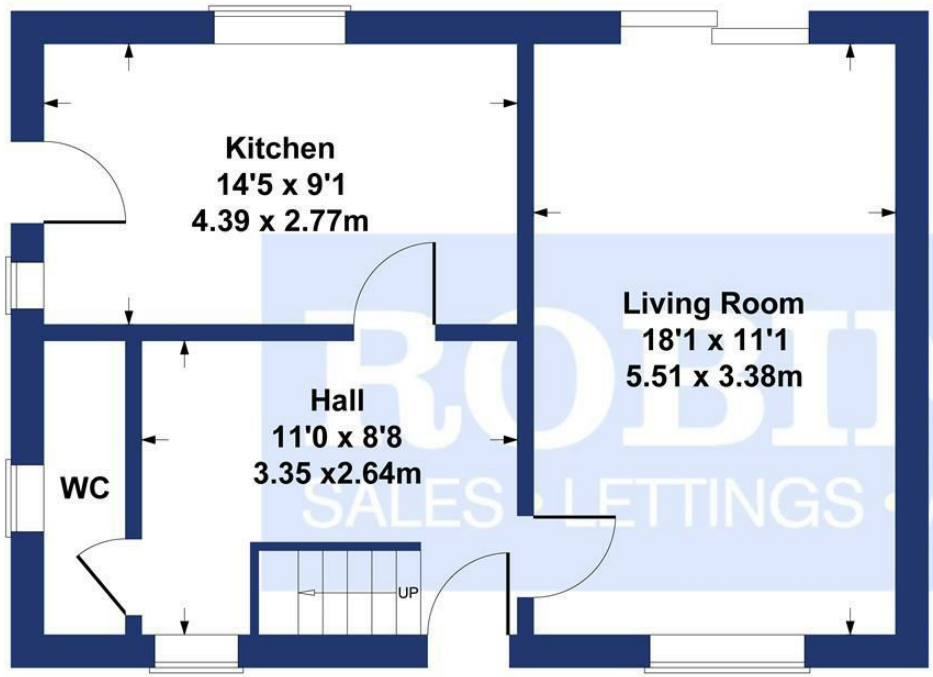
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

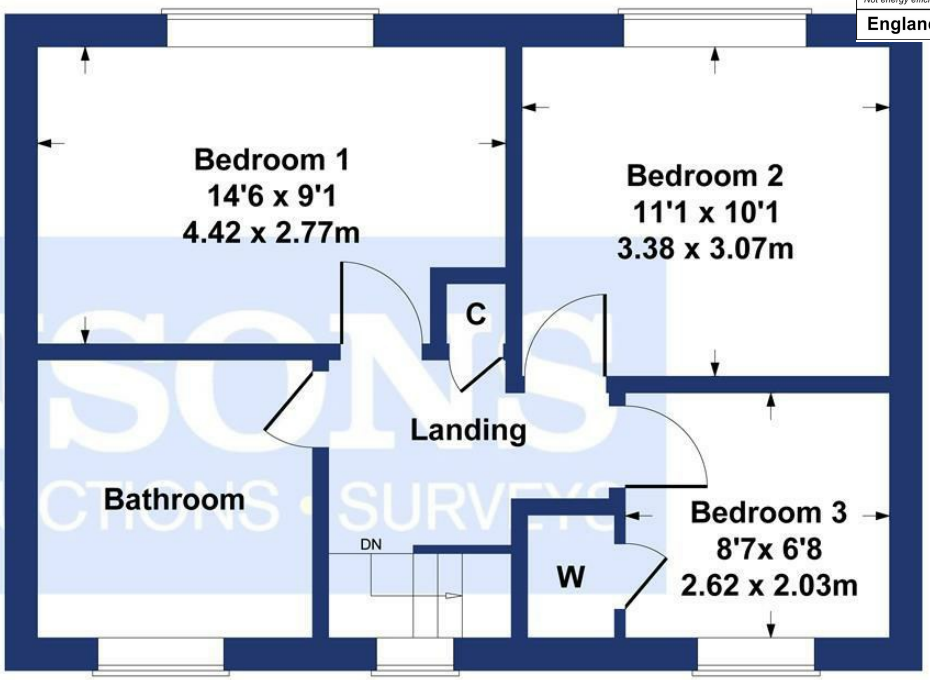
Parkwood Avenue

Approximate Gross Internal Area
943 sq ft - 88 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. 2026

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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