Cook Avenue

Bearpark DH7 7BB

£130,000

Venture
PROPERTIES

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Cook Avenue

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x 3 x 1 x 2

- Lovely semi detached house
- EPC RATING - D
- Useful utility room
- Three well proportioned bedrooms
- Well maintained and presented
- Spacious living room and conservatory
- Superb garden
- Quality refitted kitchen
- Double driveway

Available for sale with no onward chain, this superb three bedroom semi detached house has been immaculately maintained by the current owners and comes with a beautiful rear garden with outdoor entertaining area that must be seen for full appreciation.

The well presented accomodation comprises of an entrance hall with cloakroom/storage leading in to a spacious living room with feature fireplace through to a conservatory which has french doors opening to the rear garden. There is a quality refitted kitchen and useful utility room with coordinating units. To the first floor are two double bedrooms and further well proportioned single bedroom, as well as the family bathroom/WC. Externally there is a double driveway to the front and a stunning, large garden to the rear.

Bearpark has easy access to a range of local amenities and has excellent road links to Durham City, approximately 3.5 miles distant.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall
Welcoming hallway entered via composite door. Having a UPVC double glazed window to the front, stairs leading to the first floor, solid oak flooring and radiator. Also having a cloaks cupboard with UPVC double glazed opaque window.

Living Room
14'4" x 13'0" (4.39 x 3.97)
Spacious reception room with UPVC double glazed french doors opening to the conservatory, a feature fireplace housing a gas fire, solid oak flooring and a radiator.

Conservatory
12'0" x 7'9" (3.66 x 2.37)
An excellent addition to the property with UPVC double glazed windows and french doors opening to the rear garden and laminate flooring.

Kitchen
14'4" x 6'3" (4.38 x 1.91)
Refitted with a quality range of units having wooden worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob. Further features include UPVC double glazed windows to the rear and side, tiled flooring and splashbacks and a radiator.

Utility Room
5'11" x 5'11" (1.82 x 1.82)
Fitted with coordinating units and worktops and having plumbing for a washing machine and dishwasher, along with space for a tumble dryer and fridge/freezer. Also having a UPVC double glazed opaque window to the front, recessed spotlighting, tiled flooring and wall mounted combi gas central heating boiler.

FIRST FLOOR

Landing
With a UPVC double glazed window to the front, radiator and loft access.

Bedroom One
12'10" x 11'1" (3.93 x 3.40)
Generous double bedroom with a UPVC double glazed window to the rear, built in wardrobes, laminate flooring and radiator.

Bedroom Two
11'1" x 7'6" (3.40 x 2.31)
Double bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

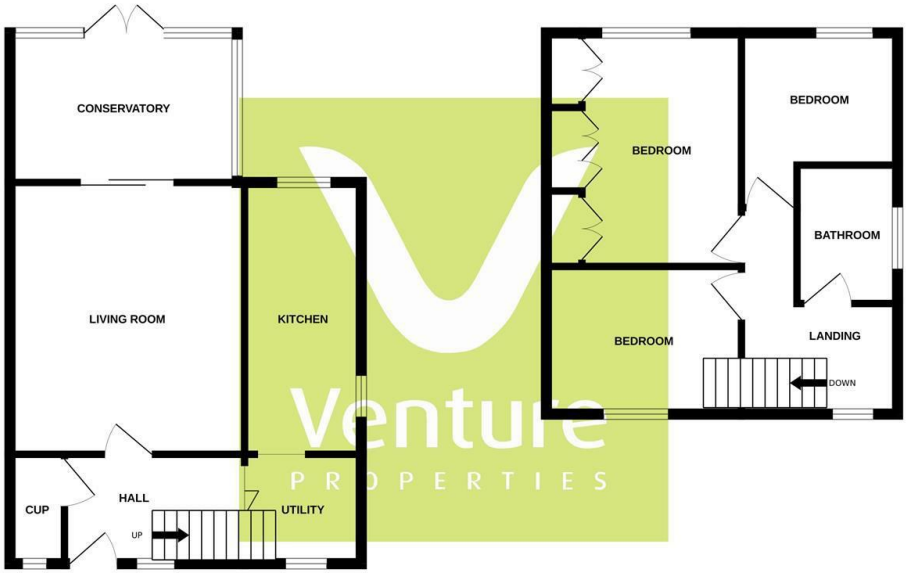
Bedroom Three
8'3" x 6'11" ext to 9'10" (2.54 x 2.11 ext to 3.00)
Further well proportioned bedroom having a UPVC double glazed window to the rear, laminate flooring and radiator.

Bathroom/WC
6'9" x 5'4" (2.06 x 1.63)
Comprising of a panelled bath with electric shower over, pedestal wash basin, WC, fully tiled walls, radiator and UPVC double glazed opaque window to the front.

EXTERNAL
Externally the property is equally as impressive with a large, beautifully maintained garden that must be seen for full appreciation. It includes a superb secret garden area with covered outdoor entertaining space. There are well stocked borders, patio areas, wooden shed and greenhouse. At the front of the property is a further lawn and double driveway for off street parking.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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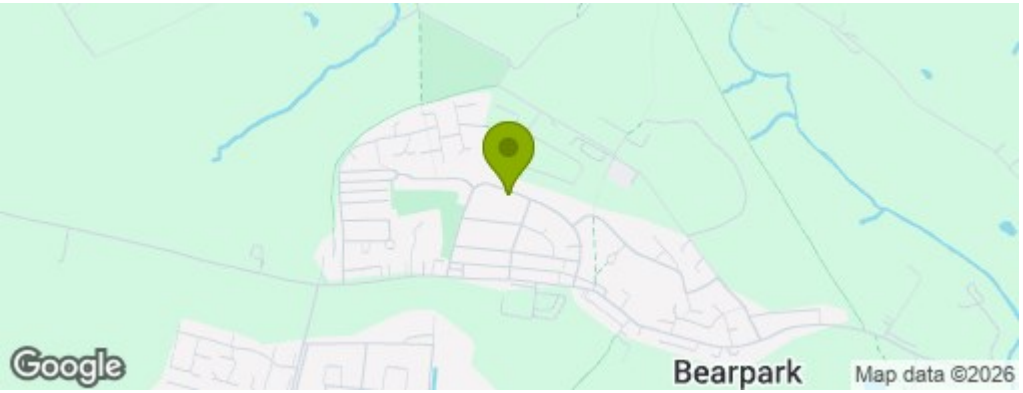

Property Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026)
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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