

COPELAND RESIDENTIAL

SALES & LETTINGS



Taylor Avenue, Bearpark, DH7

Asking Price

£137,500

3 Bedroom Semi-Detached House
Family Bathroom & WC
Private Rear Garden
Ideal for First Time Buyers & Families
Great Transport Links
20ft Kitchen / Diner
South-Westerley Facing Rear Garden



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IDEAL FOR FIRST TIME BUYERS AND GROWING FAMILIES / UPGRADED BY CURRENT VENDORS / SOUTH-WESTERLY FACING REAR GARDEN

Set on a quiet residential avenue in Bearpark, this semi-detached house on Taylor Avenue offers a wonderfully flexible home with three bedrooms, two reception rooms and a layout that adapts beautifully to changing needs. Whether you're looking for a place to settle or a home that can grow with you, this is a property that feels welcoming from the moment you arrive.

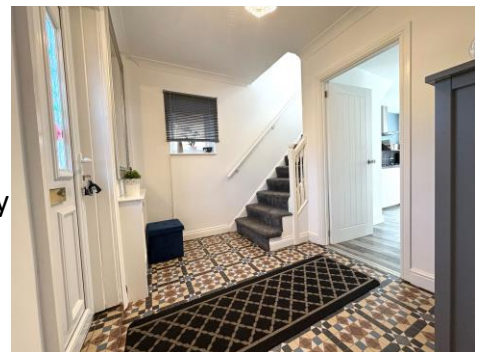
Entering on the ground floor to a spacious porch, leading to a cosy lounge for relaxed evenings and a 20ft kitchen fully equipped with integrated appliances, perfect for dining and entertaining with friends and family. Enter the private rear garden through bi-fold doors and soak up the sun on the tiled patio which swallows the sun all afternoon. The brick built fire constructed by the vendors alone is perfect for night time entertaining, and adds a great long lasting feature to the garden space. A large raised lawn is accessible via steps to the left side, creating the perfect separated shaded space for children to play or other activities. A utility area (originally the coal house at the time of building) to the left of the property is accessed via the rear garden, offering sufficient space for several appliances and storage. A downstairs toilet has also been created in this area to create further convenience for families.

Three bedrooms arranged over the first floor, there's excellent versatility for family life, hosting guests, or keeping a dedicated dressing room, nursery or home office. The bathroom is conveniently placed for everyday living and provides full bath and shower facilities. The property comes with the bonus of extra upstairs space in the loft which has been fully carpeted and decorated, offering ample, easily accessible storage.

Offered for sale at an asking price of £137,500. It's an attractive opportunity for first-time buyers, downsizers who still want room for visitors, or anyone seeking a solid, manageable home in a well-connected Durham setting.

Bearpark is within easy reach of a choice of supermarkets, schools and leisure facilities, along with healthcare services for day-to-day convenience. Durham's wider amenities are readily accessible, and rail links in the area provide useful connections for commuters and weekend plans, making this a practical location as well as a pleasant one.

If you're looking for a home that feels comfortable, offers space to shape around your life, and sits in a location that keeps essentials close at hand, Taylor Avenue is well worth viewing.



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Property Comprises of:

Porch - 2.6m x 1.96m - Enter through a double glazed UPVC door, access to lounge, kitchen and first floor. Double radiator and double glazed window to side. Vintage/traditional style vinyl flooring.

Lounge - 3.5m x 3.6m - A warm family area benefitting from a double glazed 'bay style' window overlooking the front garden. Including a double radiator and carpeted floor.

Kitchen / Diner - 6.3m x 3.4m (approx.) - An amazingly proportioned room offering 20 feet of entertaining/family space, the bi-fold doors allow natural light to flood the room. The kitchen holds integrated appliances such as an oven, multiuse microwave/oven, gas 4 burner hob and dishwasher. A dark tile splashback continuing along the work benches contrasts the bright white, high gloss cabinets fabricating a clean modern space. Spotlights are fitted as well as two contemporary LED light fittings so you can alter the lighting to your preference. Laminate flooring is throughout this space.

Utility / WC - 2.9m x 2.9m - Offering workspace and storage as well as space for tumble dryer and washing machine. A single glazed wooden frame window faces into the rear garden. The WC created by the current owners is fully tiled to the walls and floor.

Landing Area - 2m x 2.8m - A great sized, light space which has two double glazed windows looking out to the rear and front. Fully carpeted with coving to ceiling, combi boiler located to rear. The loft is accessible via a staircase on the landing.

Bedroom 1 - 3.4m x 3.5m - The master bedroom offers a spacious retreat, with laminate flooring, UPVC window facing to the front, double panel radiator and pendant light.

Bedroom 2 - 3m x 2.9m - A cosy double bedroom, with a double glazed UPVC rear facing window allowing light and warmth to flow through the room. Laminate flooring and double panel radiator.



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Bedroom 3 - 2m x 2.6m - A single bedroom with a built in cupboard for extra storage, front facing double glazed UPVC window, double panel radiator and carpeted flooring.

Family Bathroom - 1.9m x 1.5m - A fully tiled neutral bathroom with toilet, vanity unit, bath with mains powered shower above. Also fitted is a heated towel rail, vinyl flooring, UPVC double glazed frosted window to rear and spotlights.

Loft Space 1 - 3.1m x 2.5m - All altered by the current owners, please be aware there are no building regulations in place. Double glazed UPVC window to side, carpeted flooring and built in cupboards in eaves for additional storage.

Loft Space 2 - 2.2m x 2.7m - All altered by the current owners, please be aware there are no building regulations in place. Another well thought out storage space, benefitting from a rear-facing velux window, built-in cupboards in eaves, spotlights and carpeted flooring.

Externally - Gardens are found to the front and rear, with on-street parking available to the front. A tiled patio with a brick built fire constructed by the current owners.



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