

Bewley Terrace

New Brancepeth DH7 7HT

Offers In The Region Of £139,995

Venture PROPERTIES









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Bewley Terrace

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- Available with no chain involved
- EPC RATING - D
- Two spacious reception rooms
- Rarely available location
- Four bedrooms
- Front garden and parking to the rear
- Overlooking woodland to the rear
- Ideal for growing families
- Village location only 4 miles from Durham City

Venture Properties are delighted to offer for sale with no onward chain, this well presented terraced property with four bedrooms over three floors, in the village of New Brancepeth. Enjoying a rarely available location with lovely views to the rear, the home would be perfect for first time buyers and growing families. Viewing is highly recommended for full appreciation.

The floor plan comprises of an entrance porch, spacious dining room with bay window, living room with feature fireplace and double doors to both the dining room and to the fitted kitchen. An inner hall has stairs leading to the first floor where there are two double bedrooms and a well proportioned single bedroom, all with built in storage and stylish bathroom/WC. To the second floor are two further rooms, one of which has been used as a bedroom. Externally there is a well maintained garden to the front and parking to the rear, along with two brick built stores.

New Brancepeth has a selection of local amenities including a primary school, shops and public transport links. It has good road access to Durham City which can be found around 4 miles distant.

GROUND FLOOR

Entrance Porch
Entered via UPVC double glazed double doors. Having laminate flooring and a door to the dining room.

Dining Room
16'0" x 13'6" into bay (4.88 x 4.13 into bay)
Spacious reception room with a UPVC double glazed bay window to the front, a modern wall modern electric fire, laminate flooring and two radiators. Double doors open to the living room.

Living Room
16'0" x 14'0" max (4.88 x 4.28 max)
Having a feature fireplace housing the solid fuel fire which provides hot water and central heating, an understairs cupboard and double doors opening to the kitchen.

Kitchen
15'7" x 5'4" (4.75 x 1.65)
Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker with stainless steel extractor over, plumbing for a washing machine and fridge/freezer spaces. Further features include a UPVC double glazed window to the rear, a stable door to the rear, laminate flooring and radiator.

Inner Hall
Having stairs leading to the first floor.

FIRST FLOOR

Landing
With stairs leading to the loft rooms and a storage cupboard.

Bedroom One
11'1" x 9'2" (3.39 x 2.81)
Double bedroom with a UPVC double glazed window to the front, radiator and storage cupboard.

Bedroom Two
11'0" x 9'9" (3.37 x 2.98)
Double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom Three
8'1" x 6'7" (2.47 x 2.01)
Further well proportioned bedroom with a UPVC double glazed window to the front, built in wardrobe and radiator.

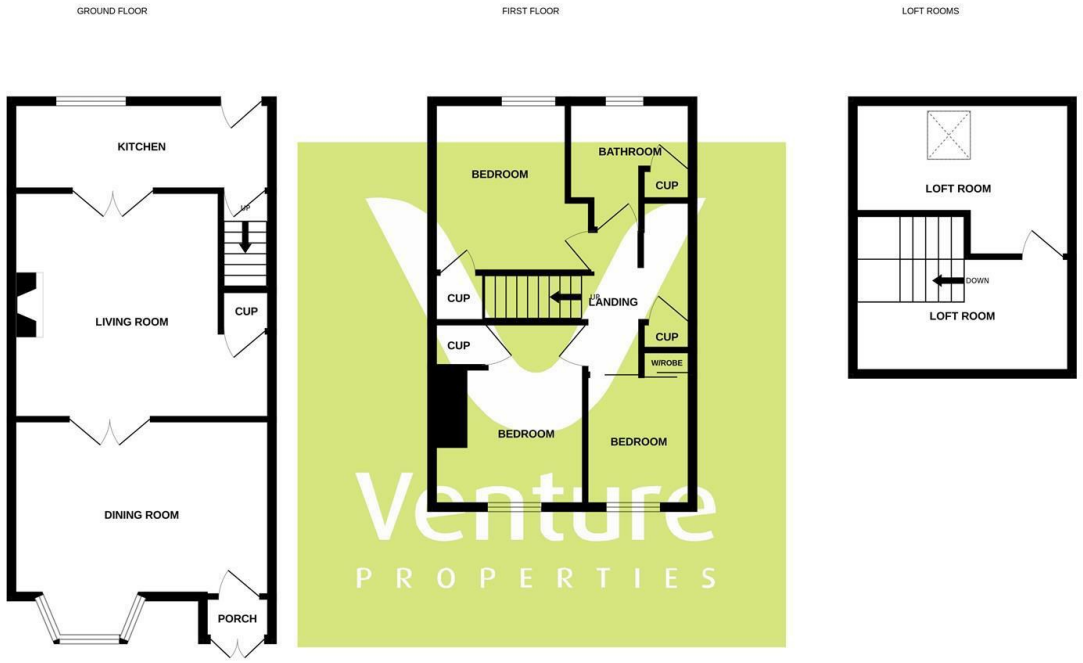
Bathroom/WC
8'5" x 7'9" max (2.57 x 2.37 max)
Modern refitted bathroom comprising of a panelled bath with electric shower over, pedestal wash basin, WC, tiled splashbacks, airing cupboard, laminate flooring, radiator and UPVC double glazed opaque window to the rear.

SECOND FLOOR

Landing area
13'2" x 9'10" max (4.03 x 3.00 max)
With exposed beams and door the bedroom.

Bedroom
13'2" x 9'6" max (4.03 x 2.91 max)
Having a velux window, radiator and storage cupboard.

EXTERNAL
To the front of the property is an enclosed, well maintained garden with lawn, planted borders and a paved patio area. There is parking to the rear and two brick built stores.



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 2025) 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 The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com