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ABBOTS WALK, BEAMISH, STANLEY, DH9

Offers Over £200,000


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Beamish is an extremely sought-after rural village, conveniently accessible to Chester-le-Street, Stanley, Gateshead and Newcastle upon Tyne. Set within very pleasant and scenic surroundings, it is ideally suited to buyers seeking the balance of rural village life with excellent commuter links. The area is well regarded by families, with a range of primary and secondary schools available in the surrounding villages and nearby towns, alongside further education and college options within easy reach.

There are nearby forest walks in Beamish Woods and direct access to the adjacent Coast to Coast cycle track, making the area ideal for outdoor enthusiasts. The village is also home to the world-renowned Beamish Museum, together with a selection of village pubs, restaurants and the very popular Beamish Park Golf Club, all contributing to the area's strong community feel and enduring appeal.

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The internal accommodation comprises an entrance hall with stairs rising to the first floor and useful understairs storage. To the right is a spacious lounge-diner, enhanced by a bow window overlooking the front of the property. A door from the lounge-diner leads through to the well-appointed kitchen, which offers a range of fitted wall and base units, integrated appliances and tiled splashbacks. From the kitchen, a further door opens into the inviting conservatory, which features windows into both the lounge-diner and kitchen. With glazing on all sides, the conservatory enjoys peaceful views and provides direct access to the rear garden.

The first-floor landing gives access to two generous double bedrooms, one benefiting from fitted wardrobes and views over the rear garden, while the other offers built-in storage and overlooks the front. There is also a third smaller bedroom, ideal for use as a home office, study or playroom. A family bathroom serves this floor and is fitted with a four-piece suite and a heated towel rail, completing the internal accommodation.

Externally, the front of the property features a gravelled area and pathway, while to the rear there is a timber-enclosed garden with paved patio seating areas, creating an ideal space for outdoor entertaining. The property further benefits from a garage and parking.





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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : C

EPC RATING : D







