Front Street, Broompark, DH7 7QT
2 Bed - House - Mid Terrace
O.I.R.O £140,000

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Front Street
Broompark, DH7 7QT

Rarely Available ** Superb Cottage Style Home ** Outskirts of Durham ** Large Rear Garden ** Ideal First Buy or Investment **

The floor plan comprises: entrance vestibule, comfortable lounge, modern fitted kitchen diner, rear lobby and bathroom/WC, fitted with a white suite and over bath shower. The first floor has a large double bedroom and a smaller bedroom or home office. Outside, there is a large garden over the service lane and an enclosed courtyard style garden. The rear benefits a sunny aspect.

Broompark is a well-established residential village style location just over two miles from Durham City. Offering buyers an attractive balance of peaceful, semi-rural living with excellent day-to-day convenience. Popular with families, first-time buyers and commuters, the area sits just off the A690, providing quick road access into Durham in under 10 minutes and straightforward connections to the A1(M) for travel further afield, including Newcastle and Sunderland. Regular bus services run through the village, linking residents directly to Durham's bus station and railway station, where mainline services operate to key regional and national destinations.

Despite its close proximity to the city, Broompark retains a village feel, with a selection of nearby local amenities including convenience shops, takeaways, a post office, primary schooling and community facilities, while a wider range of supermarkets, retail parks, restaurants and leisure facilities can be found a short drive away in Durham. The area is also well regarded for access to outdoor space, with scenic walking and cycling routes right on the doorstep. Nearby countryside paths and public footpaths connect towards the Deerness Valley and surrounding woodland, offering pleasant routes for dog walking, running and family bike rides, while the River Wear paths and Durham City's historic riverside walks are also within easy reach.

GROUND FLOOR

Entrance Vestibule

Lounge
17'05 x 13'06 (5.31m x 4.11m)

Kitchen Diner
16'06 x 8'03 (5.03m x 2.51m)

Rear Lobby

Bathroom
6'03 x 5'04 (1.91m x 1.63m)

FIRST FLOOR

Bedroom
15'04 x 9'0 (4.67m x 2.74m)

Bedroom
10'03 x 8'02 (3.12m x 2.49m)

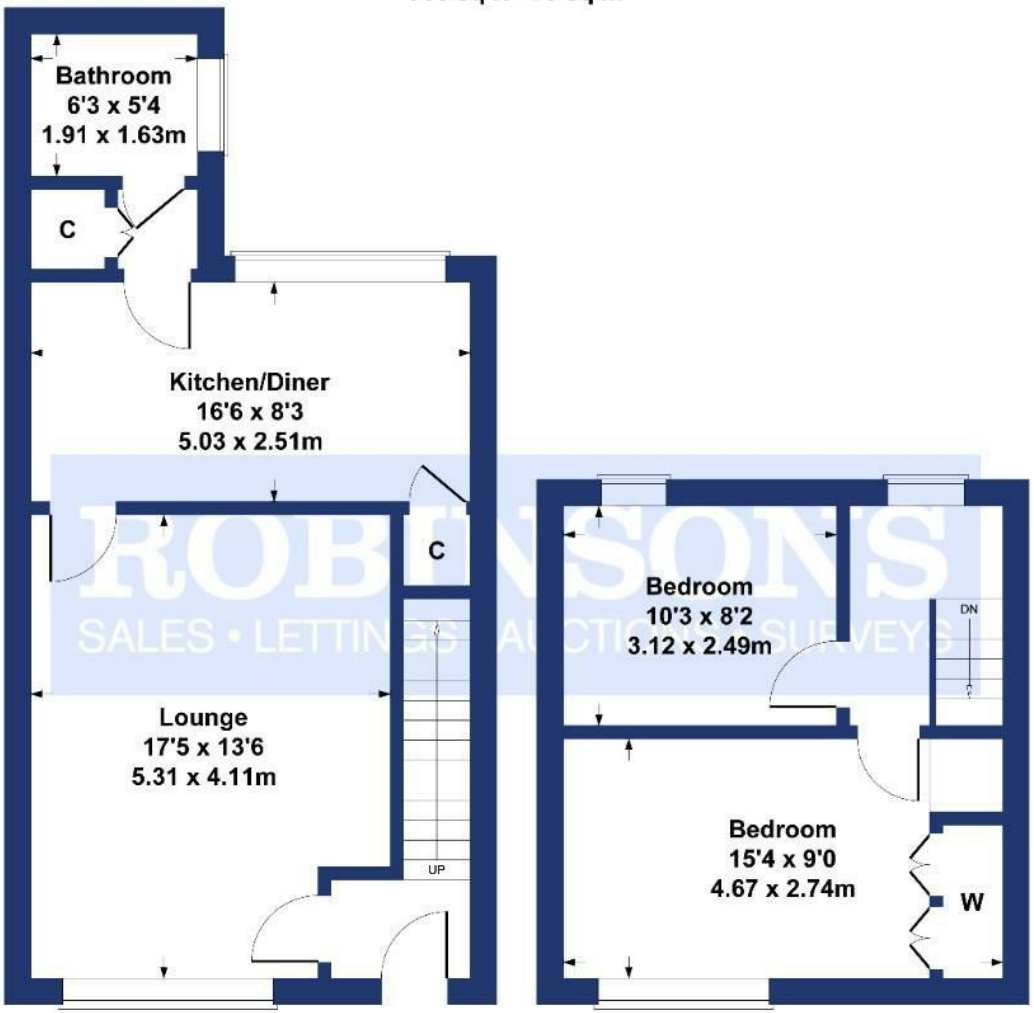
Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1701 p.a
Tenure: Freehold
Estate Management Charge – No
Property Construction – Standard Assumed
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone 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 – No
Probate – NA
Rights & Easements – The rear garden is over a service lane, there may be rights of access regarding the lane. This will need to be checked by a legal representative.
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 – None known
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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Front Street

Approximate Gross Internal Area
783 sq ft - 73 sq m

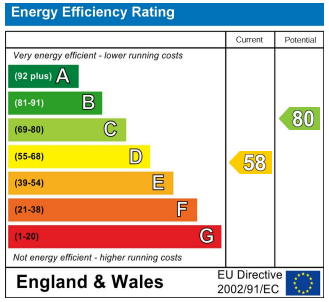


GROUND FLOOR **FIRST FLOOR**

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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