

# STUART EDWARDS



## Blackcliffe Way Bearpark, Durham DH7 7TJ

- MODERN DETACHED HOUSE
- 3 MILES FROM DURHAM CITY
- SHAKER STYLE KITCHEN
- LARGE DRIVEWAY AND DOUBLE LENGTH GARAGE
- ESTABLISHED CORNER PLOT
- 3 BEDROOMS
- LOUNGE THROUGH DINING ROOM
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- FRONT & REAR GARDENS

Asking Price £225,000







## FULL DESCRIPTION

Modern detached house situated on corner plot within an established development in Bearpark. Formerly a 4 bedroom property, it has now been converted to a 3 bedroom to provide more spacious rooms.

Accessed via a composite entrance door leading to the well presented lounge opening onto the dining area with UPVC double glazed French doors overlooking the garden. The kitchen is extensively fitted with shaker style wall and floor units, electric oven and induction hob.

An open staircase from the lounge leads to the first floor landing, master bedroom with en-suite shower room, a further 2 bedrooms and stylish family bathroom suite.

Externally a large driveway providing ample off road parking leads to a double length garage. Benefiting from a new gas central heating boiler installed in 2024 with radiators to all rooms, UPVC double glazing and Venetian blinds throughout. This is a perfect family home in a popular and convenient location.

In ready to move into condition, sure to prove popular. Viewings are recommended.

## AREA INFORMATION

Bearpark is a village in County Durham. It is situated approximately 3 miles west of Durham. There are typical village facilities that include a co-op supermarket, primary school, children's nurse, health and leisure facilities as well as excellent road access and bus service into the historic cathedral city of Durham. The A167 also lies, a short drive away providing good road links to both the North and South of the region. Locally there are also public footpaths and bridle ways from which to enjoy the surrounding countryside.

## ENTRANCE LOBBY

Composite entrance door leading to lobby with radiator.

## LOUNGE

15'10 x 11'10

Oriel window, laminate flooring, coved ceiling, radiator and open staircase to the first floor landing.

## THROUGH DINING ROOM

8'2 x 8'1

With double radiator, laminate flooring, coved ceiling and UPVC double glazed patio doors to the rear garden.

## KITCHEN

13' x 10'4 overall size

Range of shaker style wall and floor units with glass display fronts, wood effect laminate worktops and inset white enamel sink unit with drainer and mixer tap.. Integrated electric oven, induction hob and extractor canopy. Tiled splashbacks, laminate flooring, radiator, spot lighting and composite entrance door.

## FIRST FLOOR LANDING

Radiator and loft hatch with drop down ladder leading to the boarded out loft space providing additional storage space.

## BEDROOM 1

11 x 8'7

Radiator.

## EN-SUITE

White suite comprising: close coupled wc, pedestal wash hand basin, shower cubicle with electric shower, half tiled walls, decorative tiled flooring, radiator and extractor fan.

## BEDROOM 2

14'10 x 7'2

Two radiators.

## BEDROOM 3

9'6 x 8'6

Radiator.

## FAMILY BATHROOM

White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting over and glass screen, fully tiled walls and flooring, radiator and extractor fan.

## DOUBLE LENGTH GARAGE

With power and lighting and accessed via a large driveway providing several off road parking spaces.

## GARDENS

Laid lawn to the front with mature planted borders. A paved pathway to the side of the property leads to the rear garden with paved patio area, laid lawn and fenced boundaries.

## EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2356-3090-2909-0285>





### FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR



## LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

## THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

## THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: C**  
**EPC Rating: D**

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