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## 3 bed end of terrace house to buy in DH7

North View, Bearpark, Durham, Durham, DH7 7DH

**£45,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

## Property features

- ✓ End Terrace Home
- ✓ Generous Lounge
- ✓ Three Bedrooms
- ✓ On street parking
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson are pleased to offer to the sales market an excellent opportunity to purchase a three-bedroom end-terrace property in the popular County Durham village of Bearpark.

Upon entering the property, you are welcomed into a bright and inviting living room, beautifully presented in modern neutral tones that create a calm and versatile living space. A large front-facing window allows an abundance of natural light to flood the room, enhancing its airy and spacious feel. The room is finished with stylish laminate flooring, adding both practicality and contemporary appeal, making it an ideal setting for relaxing or entertaining guests. A charming electric fire set within an attractive fireplace provides a focal point to the room, offering both warmth and a cosy ambience.

A well-presented galley kitchen offers a practical and efficient layout, ideal for maximising space and functionality with space for a dining table and chairs. Fitted with a range of matching shaker style wall and base units in a light, neutral finish, the room provides ample storage while maintaining a bright and airy feel. Complementary work surfaces run along both sides, offering generous preparation areas. A stainless steel sink with drainer is positioned beneath a large window, allowing for plenty of natural light and pleasant outlook to the garden. The kitchen is equipped with a freestanding cooker set neatly at the far end, with tiled splashbacks surrounding the work areas for easy maintenance. Additional features include under-counter appliance provision, overhead cabinetry, and a wall-mounted boiler. The wood-effect flooring adds warmth and contrast to the otherwise neutral décor, creating a compact yet highly functional area. This kitchen is perfectly suited for everyday cooking and would appeal to both homeowners and investors alike.

To the first floor, the property offers three well-presented bedrooms, comprising two generous double rooms and a comfortable third bedroom, ideal as a single room, nursery, or home office. All bedrooms are presented in excellent condition, creating a move-in-ready feel throughout. The two larger double bedrooms are both bright and well-proportioned, benefitting from grey fitted carpets that add a modern and cohesive finish. The third bedroom, while more compact, is a versatile space and further benefits from built-in storage, maximising practicality without compromising on comfort.

The property benefits from a well-appointed family bathroom, fitted with a white three-piece suite comprising a panelled bath with overhead shower, pedestal wash hand basin, and low-level WC. The bath area is complemented by tiled splashbacks, providing both practicality and ease of maintenance. A frosted window allows for natural light while maintaining privacy, enhancing the bright and clean feel of the space. Additional features include a wall-mounted radiator. Finished in neutral tones, the bathroom offers a functional layout with scope for personalisation, making it ideal for both owner-occupiers and investors alike.

Externally, the property benefits from on-street parking, providing convenient access for residents and visitors. To the rear, there is a low-maintenance enclosed yard offering a private outdoor space ideal for everyday use. The yard is predominantly paved, providing a practical and hard-wearing surface that requires minimal upkeep. There is ample space for outdoor seating or potted plants, allowing the area to be easily personalised to suit a variety of lifestyles. A useful brick-built outbuilding provides additional external storage, ideal for tools, bicycles, or general household items. The yard is fully enclosed, enhancing both privacy and security, and also benefits from direct access to the rear of the property.

The property is well-positioned in a popular residential area of Bearpark, with a range of local amenities including convenience stores and schools within easy reach. Excellent transport links are available, with regular bus services providing direct access to Durham City Centre, located just a few miles away. Durham offers a wider selection of shops, restaurants, leisure facilities, and a mainline train station for commuting further afield. Also providing access through Ushaw Moor and surrounding villages.

A690, and major route connecting the area directly into Durham City Centre and further west, A691.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: End of terrace house

Parking: On Street

Heating: Gas

## Bedroom 1

Double bedroom with a front-facing double-glazed window, gas central heating, and carpeted flooring.



## Bedroom 2

Double bedroom with a rear-facing double-glazed window, gas central heating, and carpeted flooring.



## Bedroom 3

Double bedroom with a rear-facing double-glazed window, gas central heating, and carpeted flooring, and built in storage.



## Bathroom

Featuring tiled walls and laminate flooring, the bathroom comprises a classic white three-piece suite, including a full-sized bath with overhead shower, pedestal wash hand basin, and WC. A double-glazed window.



## Kitchen

laminated flooring and a rear-aspect double-glazed window, with under-counter space and partly tiled walls.

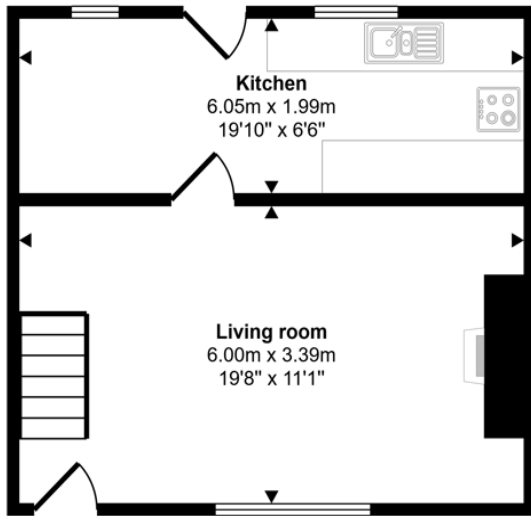


## Living Room

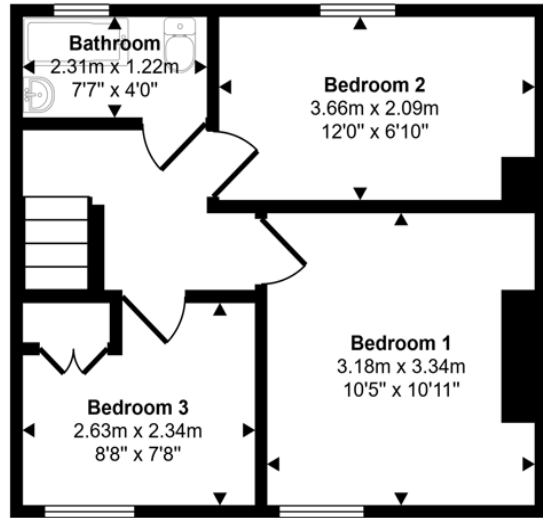
gas central heating, front aspect double glazed window, laminate flooring.



Approx Gross Internal Area  
67 sq m / 725 sq ft



Ground Floor  
Approx 33 sq m / 359 sq ft



First Floor  
Approx 34 sq m / 366 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

North View, Bearpark, Durham, Durham, DH7 7DH

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