



Blackcliffe Way, Bearpark, DH7 7TJ  
4 Bed - House - Detached  
Offers In The Region Of £155,000

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# Blackcliffe Way Bearpark, DH7 7TJ

Popular Village Location \*\* Outskirts of Durham \*\* Modern Detached Home \*\* Good Size Plot  
\*\* Gardens, Parking & Garage \*\* Double Glazing & GCH \*\*

The floor plan comprises:- lounge/diner, kitchen with fitted wall and base units, integrated oven, gas hob, stainless steel sink. The first floor has a master bedroom with en-suite, three further bedrooms and family bathroom/wc. Outside the property occupies a corner plot with good sized garden and a single drive which leads to the integral garage. OO. To the rear of the property turf and gravelled garden not directly overlooked

Bearpark is situated two and half miles west of Durham City and a good range of local shops and amenities are available within the village itself. Nearby Durham City has a more comprehensive range of shopping and recreational facilities and is easily accessed. Bearpark is well placed for commuting purposes as it lies a short drive from the A(167) Highway which provides good road links to both North and South.











### **Entrance**

**Lounge / Dining Room**  
22'1 x 12'0 (6.73m x 3.66m)

**Kitchen**  
10'9 x 7'3 (3.28m x 2.21m)

### **First Floor**

**Bedroom**  
9'0 x 8'7 (2.74m x 2.62m)

### **En-Suite**

**Bedroom**  
9'9 x 8'7 (2.97m x 2.62m)

**Bedroom**  
7'4 x 7'3 (2.24m x 2.21m)

**Bedroom**  
7'5 x 7'4 (2.26m x 2.24m)

**Bathroom/WC**  
6'0 x 5'7 (1.83m x 1.70m)

### **Tenure - Leasehold**

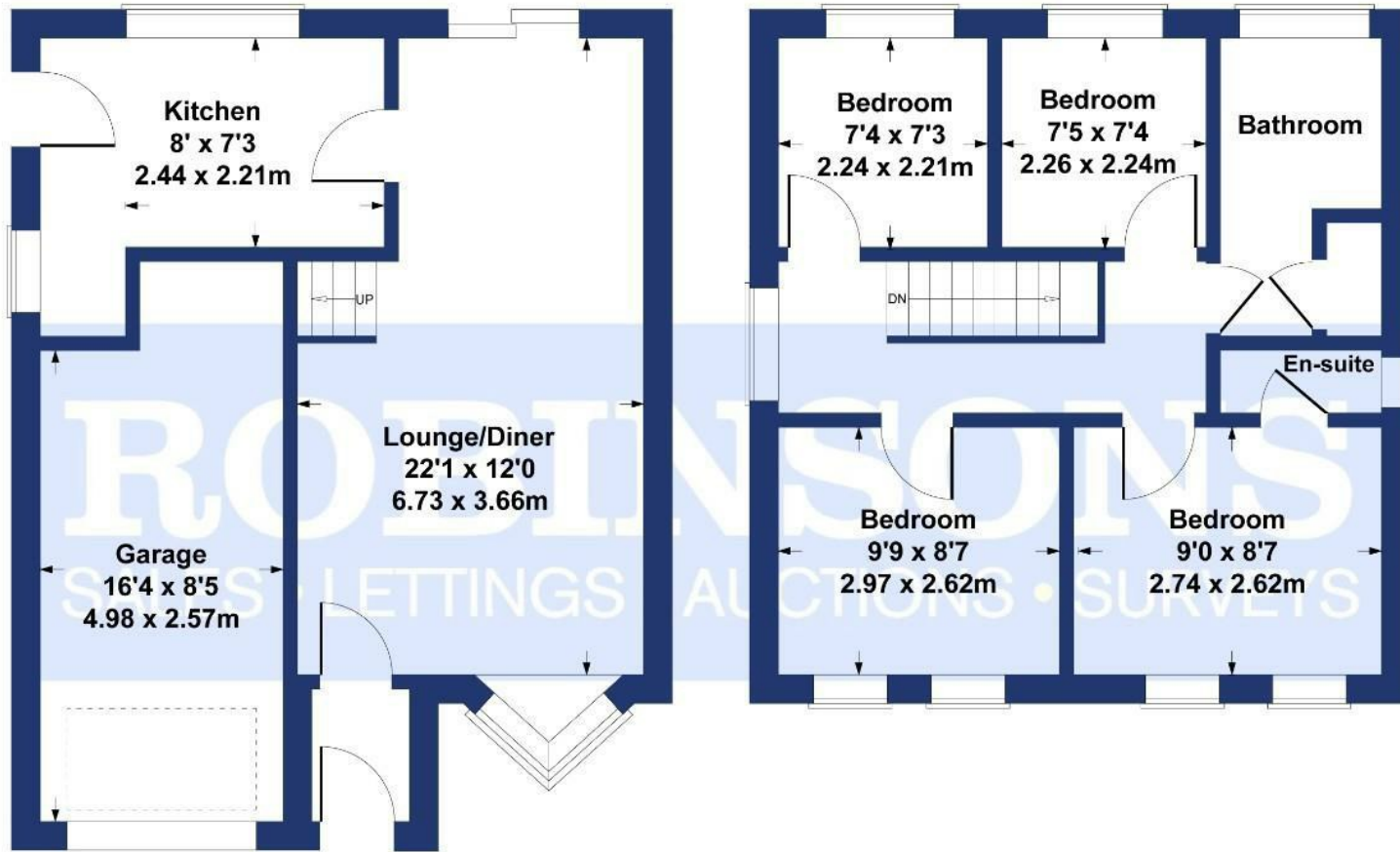
Approx. 79 years remaining on lease with approx. £20 every 6 months service charge.

**Council Tax Band C - Approx. £1841 PA**



# Blackcliffe Way

Approximate Gross Internal Area  
995 sq ft - 92 sq m



## 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. 2020

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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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