



Beechcrest, Durham, DH1 4QF
3 Bed - House - End Terrace
£310,000

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Beechcrest

Durham, DH1 4QF

**** NO CHAIN **** Available to purchase is this extensively altered, improved, and well presented three storey end terraced which is located on a rarely available street with fantastic panoramic views of Durham Cathedral and Castle.

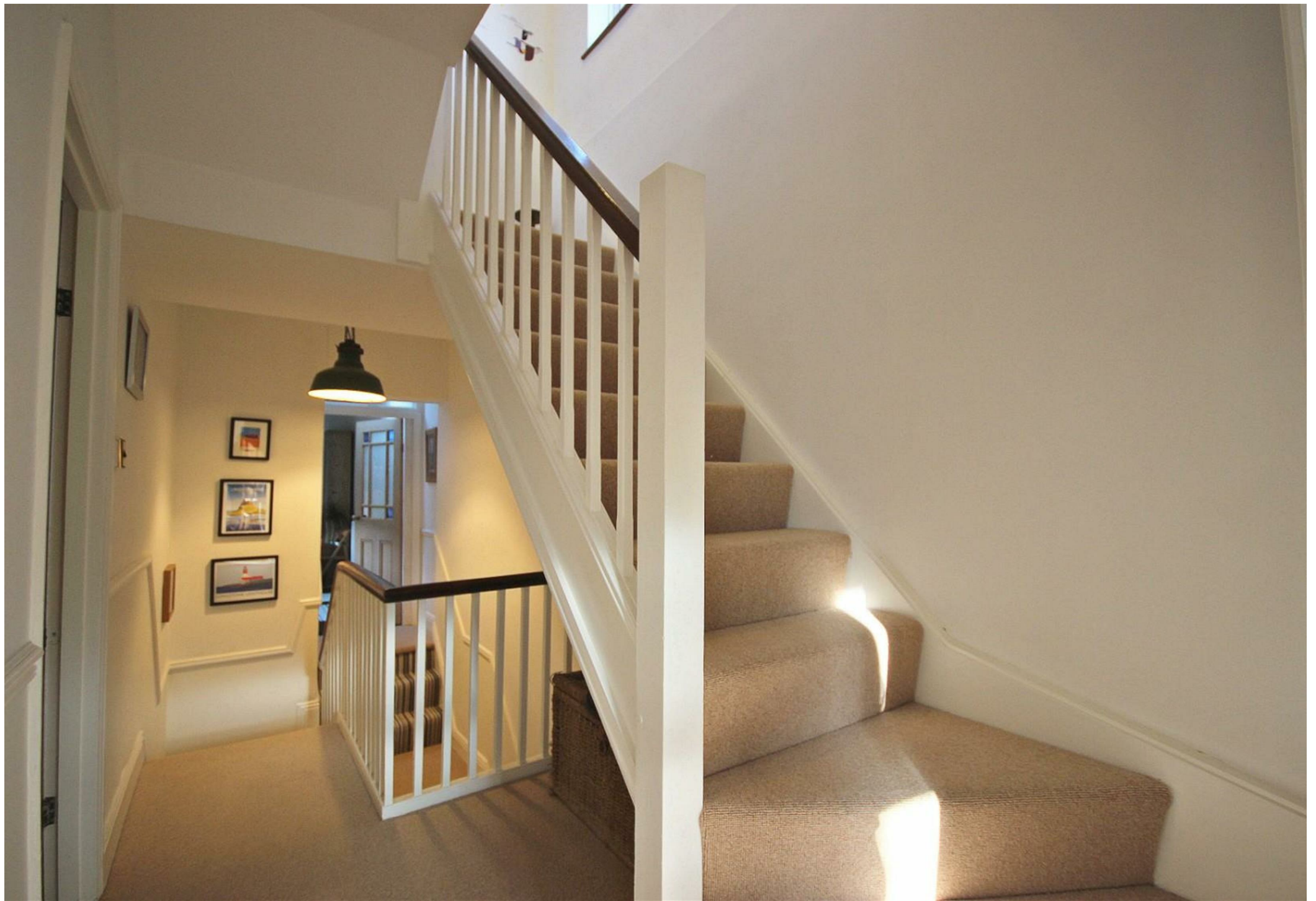
Ideally suited for owner occupation, it provides well planned and designed accommodation which briefly comprises: entrance lobby, inner hall, lounge with period feature fireplace, separate dining room with recently installed log burner, and an attractive kitchen with Belfast sink. On the first floor there are two double bedrooms, the master bedroom with built in wardrobes and period feature fireplace, and in addition on the first floor there is a large bathroom/wc which has been refitted with freestanding roll top bath and separate double shower. On the second floor there is a landing and third bedroom. There is an enclosed yard to the rear and a pleasant terrace to the front. There is also a single garage in a nearby block providing parking for two cars.

Beechcrest is a small terrace of houses which occupies an elevated position in a popular part of the City Centre and is within walking distance of the cities many amenities, recreational facilities, the bus and railway stations. Due to its elevated position, the property has views to the side of the cathedral, castle and much of the Durham landscape.

Rarely available - early viewing is advised.











GROUND FLOOR

Entrance Lobby

Hallway

Living Room

13'9 x 11'9 (4.19m x 3.58m)

Dining Room

11'9 x 10'10 (3.58m x 3.30m)

Kitchen

19'9 x 8'4 (6.02m x 2.54m)

FIRST FLOOR

Landing

Bedroom

16 x 11'9 (4.88m x 3.58m)

Bedroom

11'9 x 9'8 (3.58m x 2.95m)

Bathroom

SECOND FLOOR

Landing

Bedroom

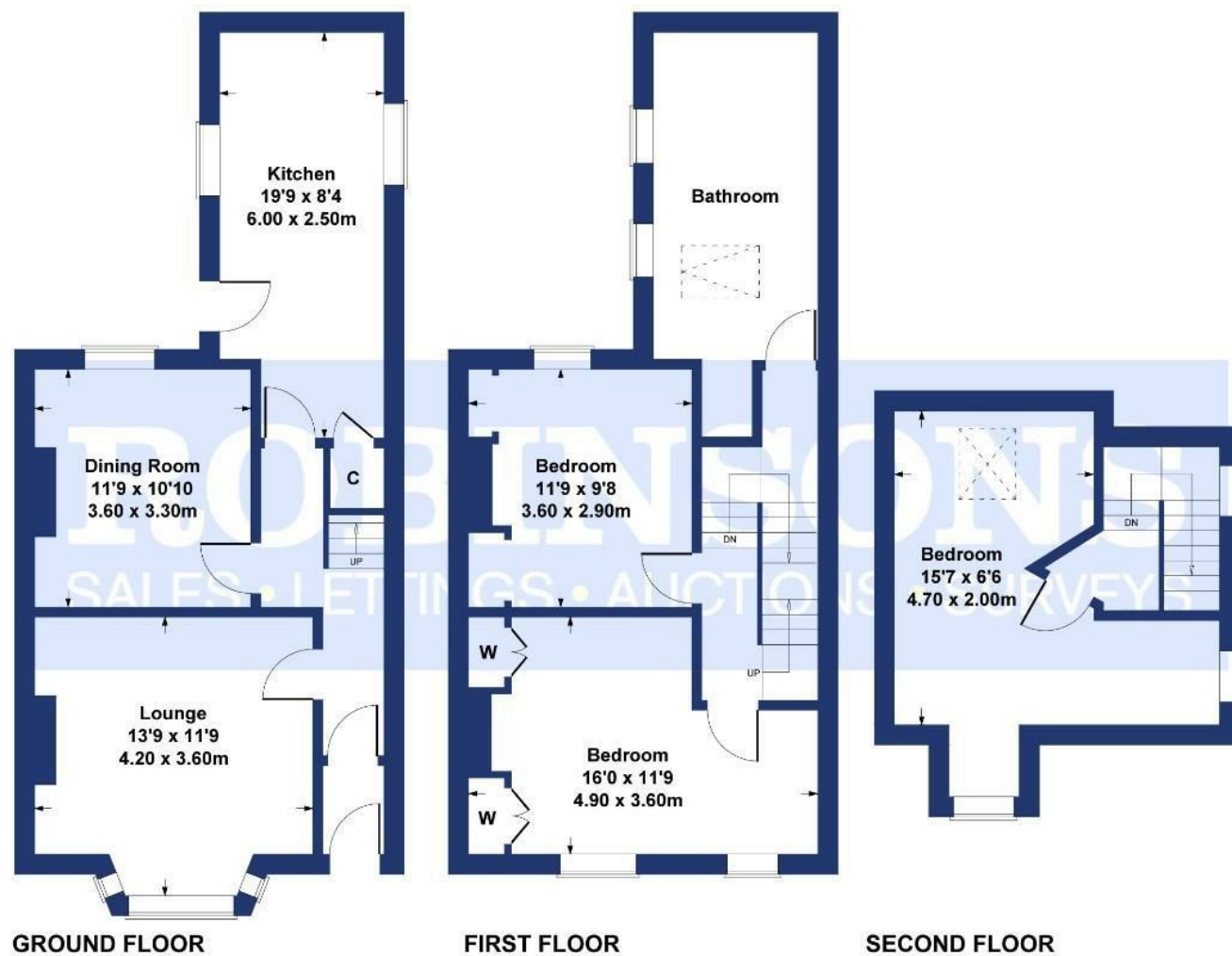
15'7 x 6'6 (4.75m x 1.98m)

Council Tax Band D - Approx. £2071 PA

Tenure - Freehold

Beechcrest

Approximate Gross Internal Area
1370 sq ft - 127 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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