



## 3 bed semi-detached house to buy in DH7

Cook Avenue, Bearpark, ,, Durham, DH7 7BD

**£80,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ 3 Bedroom Semi-Detached Family House
- ✓ Spacious Lounge
- ✓ Downstairs W.C
- ✓ EPC Rating C

## Key Information

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

## Description

We are delighted to offer to the market this well-presented newly refurbished 3-bedroom semi-detached house on Cook Avenue in Bearpark, offering no onward chain.

The property presents a well-adapted layout, offering spacious and comfortable accommodation throughout, making it an ideal family home or first-time purchase.

Set over two floors, the ground floor of the accommodation consists of a spacious lounge to the front with ample space for a dining table and chairs, a feature fireplace, light accents and sliding double doors opening onto the garden, drawing in an abundance of natural daylight to create a bright and airy feeling throughout. Connected to the lounge, there is a modern fitted kitchen/diner that is fully equipped with grey units, sleek countertops and an integrated cooker. The property also benefits from a downstairs WC.

On the first floor there are three double bedrooms and a separate shower room comprising a modern 3-piece suite.

Externally there is a large enclosed rear garden and a garden to the front with space for off-street parking.

Located in Bearpark, the property is close to local amenities and shops. Within an 10-Minute drive is Durham city centre, Durham Cathedral, University Hospital of North Durham and Durham Train Station which provides direct services to London Kings Cross, Newcastle, Manchester Piccadilly, Liverpool Lime Street and Edinburgh.

Viewing is highly recommended to appreciate the opportunity on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## Lounge

6.53m x 3.66m (21'5" x 12'0")

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## Kitchen/Diner

4.42m x 2.87m (14'6" x 9'4")

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## W.C

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## Bedroom 1

3.66m x 3.15m (12'0" x 10'4")

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## Bedroom 2

3.43m x 2.84m (11'3" x 9'3")

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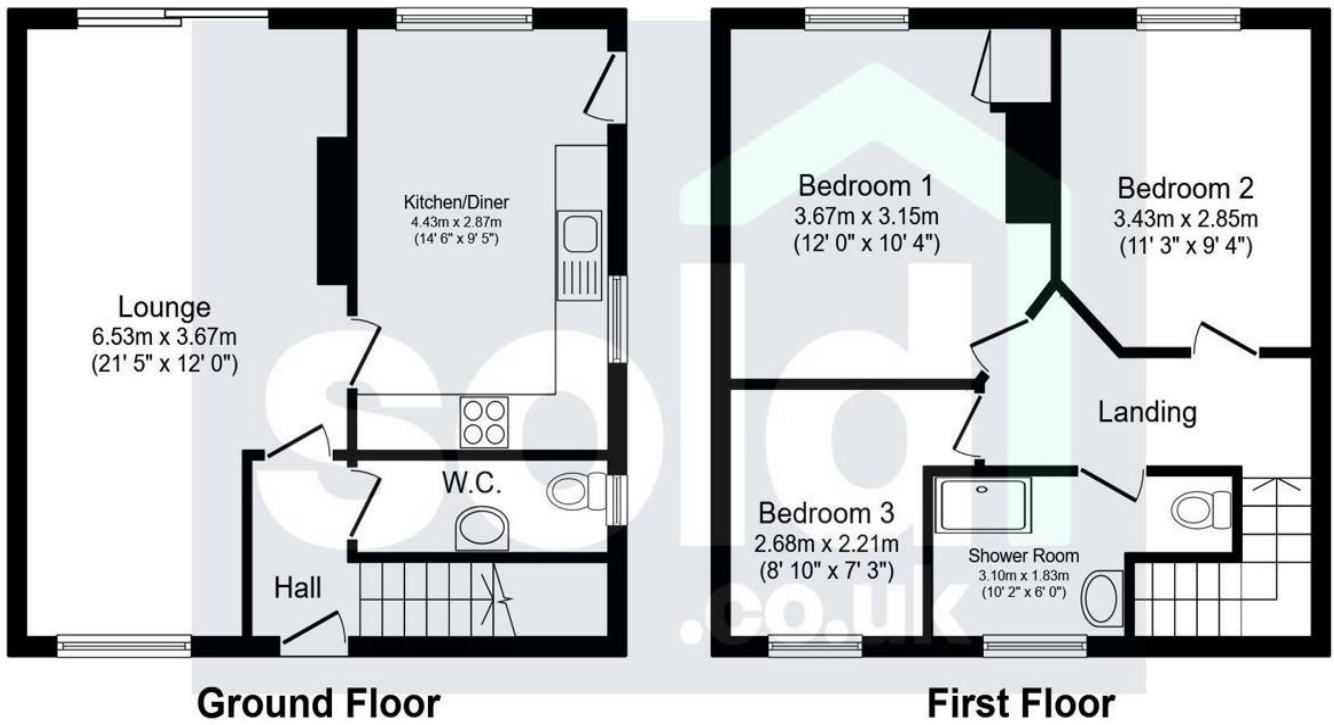
## Bedroom 3

2.70m x 2.20m (8'10" x 7'2")

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## Shower Room

3.10m x 1.83m (10'2" x 6'0")



**Bearpark**

Total floor area 86.7 sq.m. (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Sold.co.uk. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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