



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

Taylor Avenue, Bearpark, Durham, Durham, DH7 7AY

**£94,950**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ No Chain
- ✓ Semi Detached
- ✓ Driveway
- ✓ Great Location
- ✓ EPC Rating C

Driveway parking

## Key Information

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

## Description

Presenting a charming two-bedroom semi-detached house located in the quiet yet attractive area of Bearpark, Durham. The property boasts a substantial driveway and comes to the market with no onward chain, making it perfectly suited for those eager to move without delay.

The bright and generously proportioned sitting room is presented in neutral tones and offers a versatile living space. The room benefits from a large window overlooking the front garden, allowing plenty of natural light to flood in and creating a pleasant outlook. To the rear, sliding French doors provide access to the garden. Finished with soft carpeting underfoot, light grey walls, and crisp white woodwork, the space feels modern and well maintained.

The well-presented and functional fitted kitchen is arranged in a practical layout to maximise space and storage. It features a range of modern wall and base units with complementary work surfaces and tiled splashbacks, creating a clean and contemporary finish. Integrated cooking appliances include an oven and hob with an extractor above, while there is space and plumbing for additional appliances. A stainless steel sink sits beneath a window overlooking the side, allowing for plenty of natural light. Finished with wood-effect flooring and neutral décor, the kitchen offers a bright and efficient space ideal for everyday cooking.

On the first floor, there are two comfortably sized double bedrooms, both featuring neutral carpet flooring.

The modern and neatly presented family bathroom is finished with contemporary wall tiling and wood-effect flooring for a stylish, low-maintenance finish. The suite comprises a panelled bath with a shower over, a pedestal wash hand basin, and a low-level WC. A frosted window provides natural light while maintaining privacy, enhancing the bright and airy feel of the room. Clean lines and neutral tones make this a practical yet attractive bathroom, well suited to everyday family use.

Externally, the property offers excellent outdoor space. The front benefits from a large driveway as well as a lawned area. The rear garden is mainly laid to lawn, with a patio area that wraps around to the front drive. To the side, the property benefits from a handy outbuilding which can be used for additional storage.

This residential sale offers an ideal home for first-time buyers, small families, or investors alike. Given its desirable location, within comfortable distance of local amenities and transport links, this property is perfectly placed to offer convenient everyday living.

Bearpark is a village and civil parish in County Durham, England. It is situated approximately two and a half miles west of Durham and a short distance north of Ushaw Moor. The name is believed to be derived from the French term Beau Repaire, meaning "beautiful retreat."

Don't miss this opportunity to acquire this delightful semi-detached property in Bearpark, Durham. Contact our office today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £94,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## External



## Kitchen

4.00m x 2.50m (13'1" x 8'2")



## Living Room

5.60m x 3.40m (18'4" x 11'1")



## Bedroom One

5.00m x 2.50m (16'4" x 8'2")



## Bedroom Two

3.00m x 3.50m (9'10" x 11'5")



## Bathroom

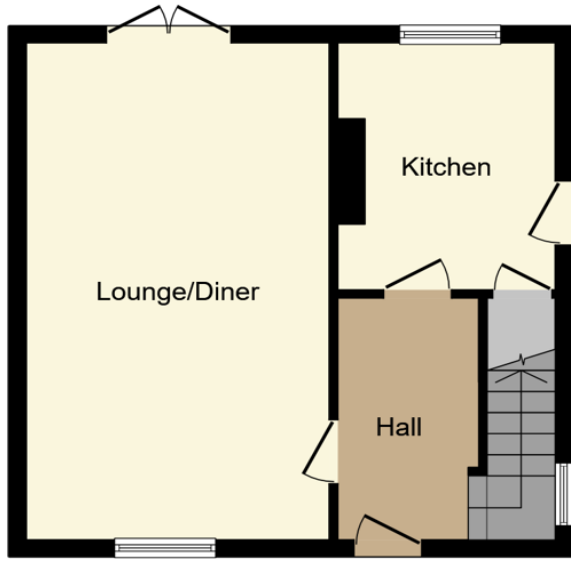
2.00m x 1.90m (6'6" x 6'2")



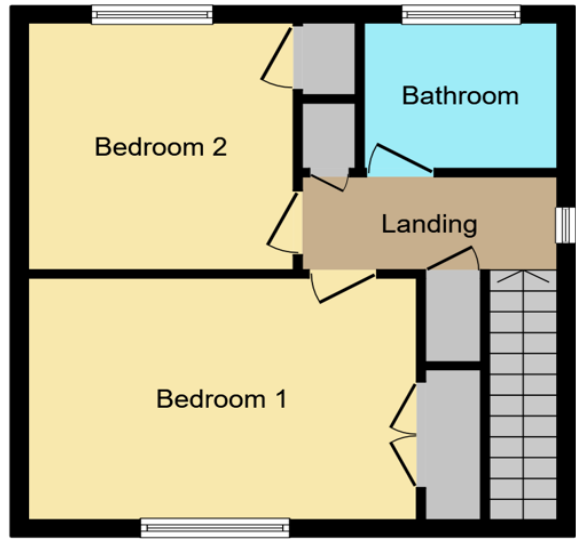
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## Garden





Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <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>		
	71	79
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Taylor Avenue, Bearpark, Durham, Durham, DH7 7AY

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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