

Aldin Grange Terrace, Bearpark, DH7 7AN
3 Bed - House - Mid Terrace
O.I.R.O £135,000

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Aldin Grange Terrace
Bearpark, DH7 7AN

No Chain ** Cottage Style Home ** Pleasant Position ** Sunny & Private Aspect ** Possible Rear Parking ** Close to Durham & Major Road Links ** Well Presented ** Must Be Viewed **

The floor plan includes an entrance leading to kitchen diner, comfortable lounge with a wood-burning stove, French doors open to the sun room which in-turn leads to the garden. Upstairs, there are three bedrooms and a spacious shower room/WC. Externally, the property enjoys a pleasant and private position on the outskirts of Durham, benefiting from a sunny front aspect and potential parking to the rear.

Bearpark is a well-situated village located just two miles from Durham City, combining rural charm with modern convenience. With regular bus links to Durham and easy access to the A167, it's perfectly suited for commuters. The village is surrounded by beautiful countryside, offering scenic walks and close proximity to the stunning Ushaw Historic House, Chapels & Gardens.

Durham City Centre boasts a wide variety of shops, restaurants, and leisure facilities, as well as its world-renowned cathedral, university, and cultural landmarks.

This property presents an excellent opportunity for buyers seeking a well-connected home with generous outdoor space.























Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

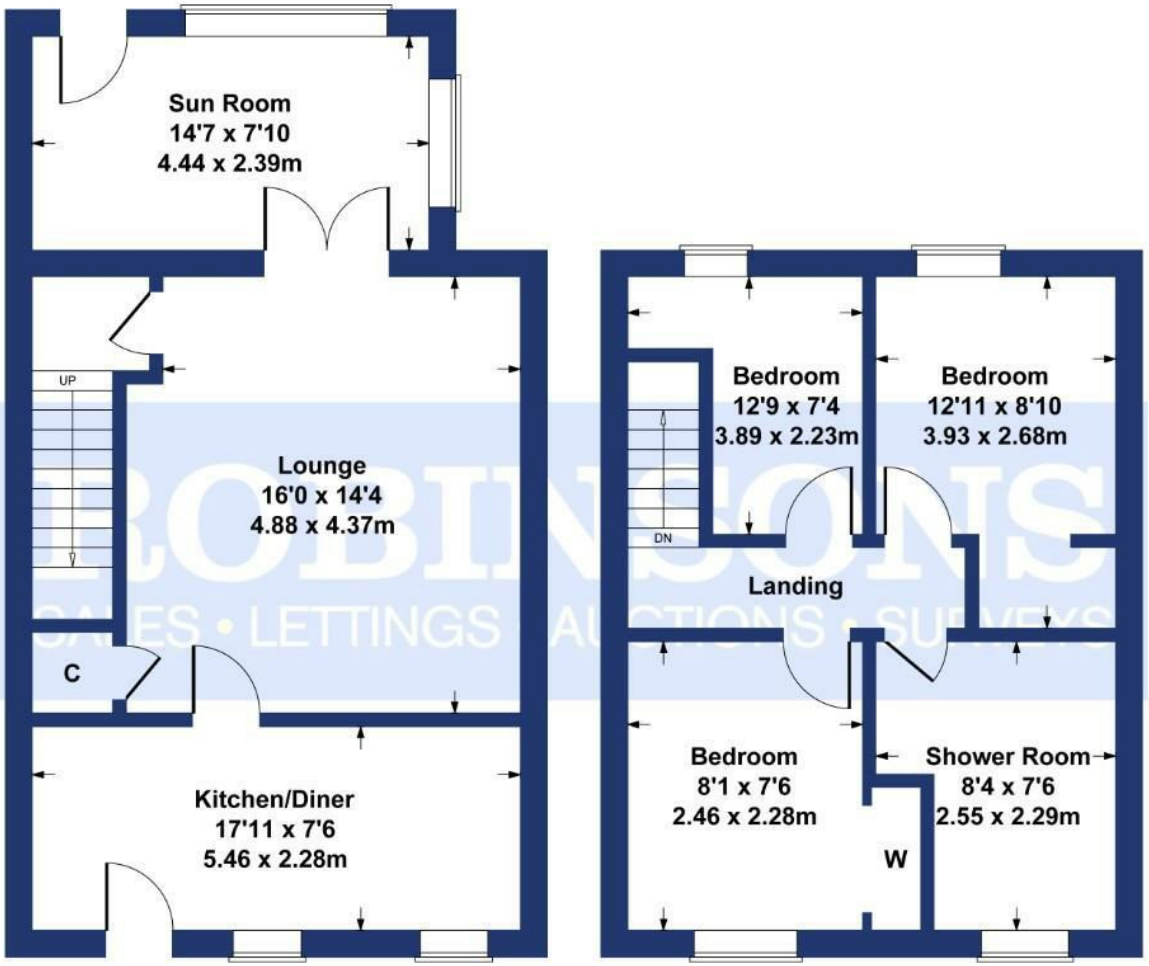
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – Granted
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Rear extension
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.
Solar panels - information to follow.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Aldin Grange Terrace

Approximate Gross Internal Area
990 sq ft - 92 sq m

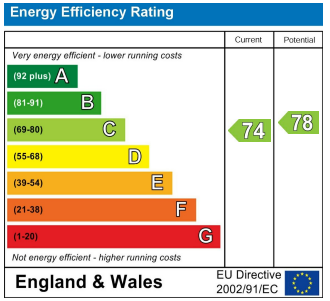


GROUND FLOOR **FIRST FLOOR**

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. 2026



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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