



## Bek Road

Durham DH1 5LH

Offers In The Region Of £174,950





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# Bek Road

Durham DH1 5LH



- No chain involved
- EPC RATING - TBC
- Impressive open plan kitchen and dining room

- Highly sought after location
- Three well proportioned bedrooms
- Stylish refitted bathroom

- Much improved
- Loft room and storage
- Southerly facing garden

Situated within the highly sought after Newton Hall estate, Venture Properties are delighted to offer for sale with no onward chain, this much improved semi detached property with three bedrooms and loft room.

With a floor plan comprising to the ground floor of an entrance hall, spacious living room with feature fireplace, an impressive open plan kitchen and dining room, as well as a rear lobby. To the first floor, the landing leads to two generous double bedrooms and a further well proportioned single bedroom, sharing the stylish refitted bathroom and WC. There is also a loft room with additional storage space. Externally there is a driveway for off street parking to the side and a southerly facing enclosed garden to the rear.

Bek Road is located close to a range of local facilities and shops, as well being within the catchment areas of highly regarded primary and secondary schools. There is excellent access in to Durham City and there are a wide range of amenities available at the nearby Arnison Centre.

Early viewing essential.

## GROUND FLOOR

### Hall

Welcoming hallway entered via UPVC double glazed door. Having stairs leading to the first floor and laminate flooring.

### Living Room

13'10" x 13'5" (4.23 x 4.11)

Spacious reception room with a UPVC double glazed bow window to the front, a wall mounted electric fire and radiator.

### Open Plan Kitchen and Dining Room

20'2" x 8'10" (6.17 x 2.70)

An open plan kitchen with space to dine which is perfect for modern living and entertaining.

The kitchen has been refitted with a range of contemporary units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, along with an integrated microwave and dishwasher. Further features include UPVC double glazed windows to the rear and side, a wall panelled radiator, recessed spotlighting, tiled flooring, plumbing for a washing machine and space for an american style fridge/freezer.

### Lobby

6'4" x 6'0" (1.95 x 1.85)

Having patio doors to the rear garden.

## FIRST FLOOR

### Landing

With access to the loft room.

### Bedroom One

11'6" x 11'0" (3.51 x 3.36)

Double bedroom with a UPVC double glazed window to the front, built in cupboard and radiator.

### Bedroom Two

11'10" x 9'0" (3.63 x 2.75)

Double bedroom with a UPVC double glazed window to the rear, radiator and a cupboard housing the combi gas central heating boiler.

### Bedroom Three

9'0" x 7'11" (2.75 x 2.43)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

### Loft Room

Having a velux window, laminate flooring and access to an additional storage room with light.

### Bathroom/WC

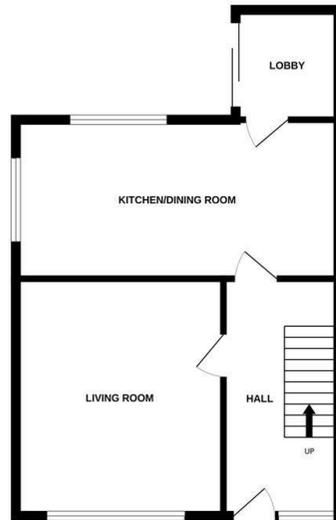
7'11" x 5'4" (2.43 x 1.65)

Stylish refitted bathroom comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. With fully tiled walls, heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the rear.

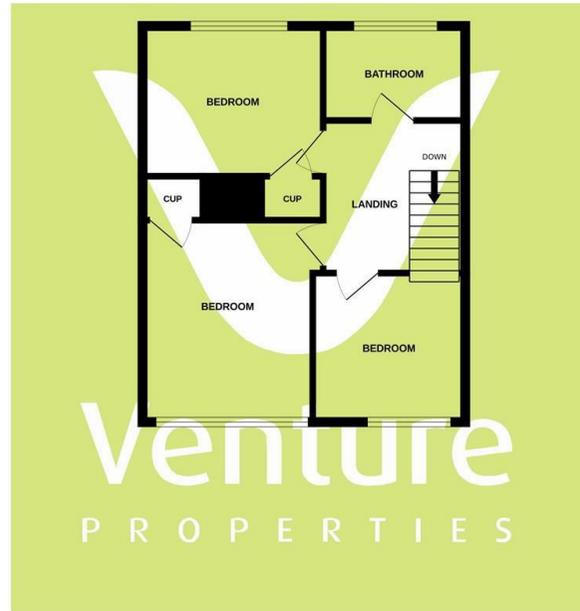
## EXTERNAL

To the front of the property is a lawned garden and driveway for off street parking, whilst to the rear is an enclosed, southerly facing garden with artificial lawn and patio area.

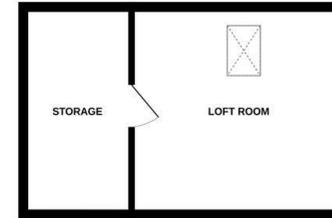
GROUND FLOOR



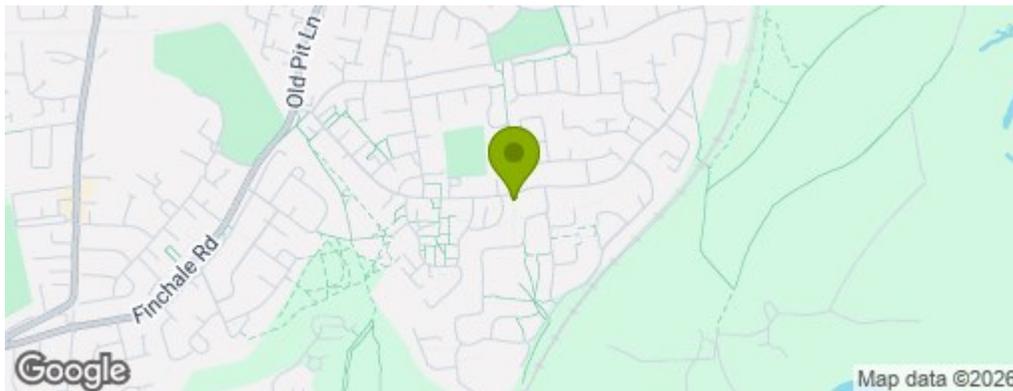
FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/covage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade TBC

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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