



## Bridgemere Drive

Framwellgate Moor, Durham, DH1 5FG

### Offers In The Region Of £162,500

A Smart Investment or Delightful Family Home in Framwellgate Moor

This attractive semi-detached house, situated on the popular Bridgemere Drive in Framwellgate Moor, offers a fantastic opportunity for investors and homebuyers alike. Built in 1994, the property has a modern design and benefits from long-term sitting tenants, providing an immediate and reliable income stream.

This is a turnkey investment opportunity with dependable, long-term tenants already in place. With some upgrades, we estimate the property could achieve a monthly rental income of between £750 and £850, representing a strong yield in this sought-after area.

The home offers a welcoming reception room, perfect for relaxing or entertaining. Two generously sized bedrooms provide ample space for a small family, professionals, or rental opportunities. The well-appointed bathroom caters to all daily needs.

A major plus is the private driveway, providing secure off-street parking for two vehicles. The lovely rear garden offers a tranquil outdoor space. The property benefits from efficient gas central heating.

The location is superb. Situated in DH1 5FG, you are within easy walking distance of New College Durham and the University Hospital of North Durham, making it ideal for students and medical professionals. The Arnison Retail Centre, with its wide array of shops and restaurants, is also close by. Excellent transport links are provided via the A167 and A1(M), perfect for commuting.

- Long-term tenants for immediate income
- Estimated rental potential of £750-850 pcm with upgrades
- Two spacious bedrooms
- Welcoming reception room
- Well-appointed bathroom
- Private driveway
- Rear garden
- Gas central heating
- Near New College, Hospital, and Arnison Centre
- Excellent transport links via A167 and A1(M)

### Viewing

Please contact us on 0191 386 7539 if you wish to arrange a viewing appointment for this property or require further information.



2



1



1



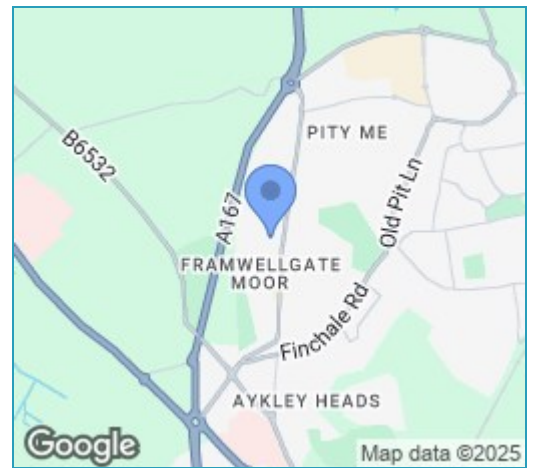
C

## Floor Plan

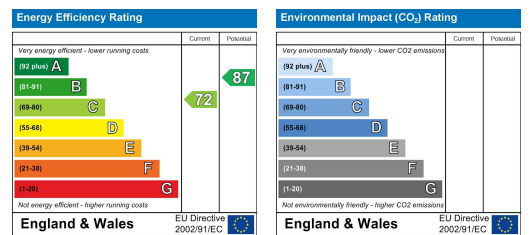


Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is the illustrative representation only and should not be used as the sole basis for any prospective purchase. The services, systems and specifications shown have not been tested and no guarantee is given for their accuracy or efficiency can be given. Agent: Neil Thomson 02020

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.