



Beechdale Road, Belmont, DH1 2AT
3 Bed - House - Semi-Detached
O.I.R.O £195,000

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Beechdale Road Belmont, DH1 2AT

No Upper Chain ** Popular & Convenient Location ** Prominent Thoroughfare Position **
Outskirts of Durham ** Good Local Amenities & Road Links ** Early Viewing Advised **

The floor plan comprises: entrance porch, inviting hallway, comfortable and spacious through lounge and dining room. The dining area leads to the conservatory, which in-turn opens into the rear garden. The kitchen is fitted with a range of modern units and has door to the useful utility room and WC. There is also access to the rear garden and single car garage. The first floor has three bedrooms and good size family bathroom/WC, which has a convenient separate shower cubicle. Outside there are front and rear gardens, driveway parking with access to the garage. The rear garden also has the benefit of a sunny aspect.

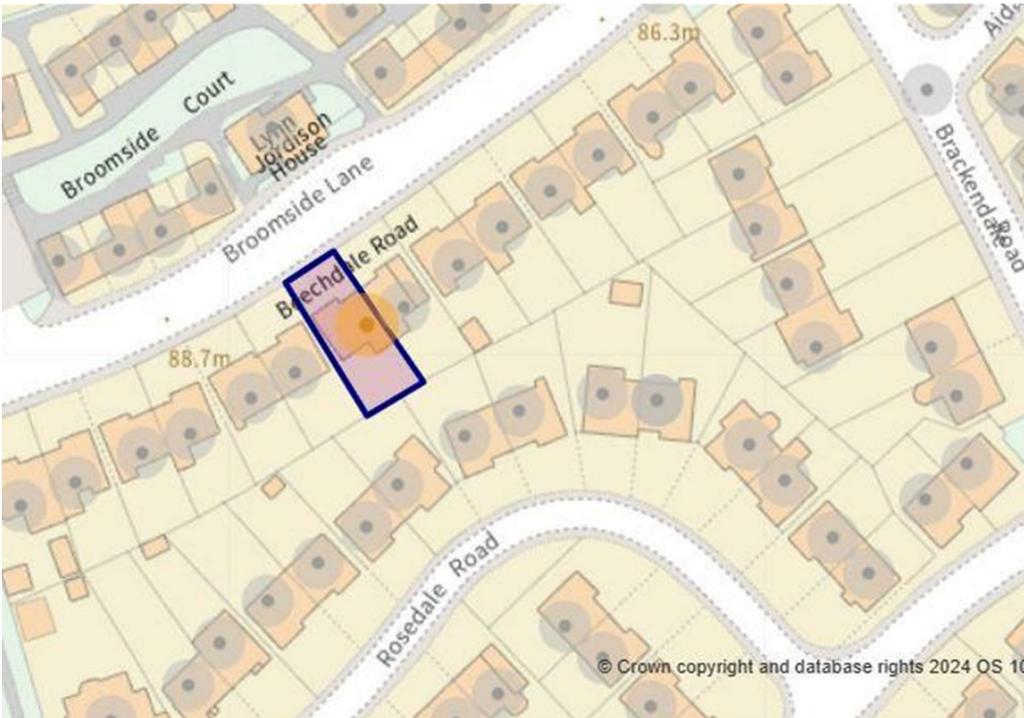
Beechdale Road holds a prominent position along a main thoroughfare, offering convenient access to various local amenities, including neighbourhood shops, schools, a public library, post office, and a doctors' surgery, all within the vicinity. For a more extensive range of shopping and recreational options, Durham City Centre, approximately 3 miles away, provides comprehensive facilities. Belmont is strategically located for commuters, with easy access to the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange, facilitating efficient road connections to both the North and South.











GROUND FLOOR

Entrance Porch

Hallway

Lounge

13'01 x 11'10 (3.99m x 3.61m)

Dining Room

11'05 x 9'06 (3.48m x 2.90m)

Conservatory

11'05 x 7'09 (3.48m x 2.36m)

Kitchen

11'05 x 9'05 (3.48m x 2.87m)

Utility Room

12'11 x 8'02 (3.94m x 2.49m)

WC

Garage

17'02 x 9'01 (5.23m x 2.77m)

FIRST FLOOR

Bedroom

13'03 x 8'10 (4.04m x 2.69m)

Bedroom

10'11 x 11'04 (3.33m x 3.45m)

Bedroom

8'11 x 8'0 (2.72m x 2.44m)

Bathroom/WC

8'10 x 7'11 (2.69m x 2.41m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 47 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2059 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Beechdale Road

Approximate Gross Internal Area
1380 sq ft - 128 sq m

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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. 2024

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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