



Devonshire Road, Belmont, DH1 2BL
4 Bed - House - Detached
O.I.R.O £260,000

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Devonshire Road Belmont, DH1 2BL

**** Book Your Viewing Early - This Won't Be Around Long ** Very Competitive Price ****

Large, Versatile & Extended Detached Home ** Requiring General Update ** Fantastic Further Potential ** Very Popular & Convenient Location ** Seldomly Available ** Gardens, Parking & Garage ** Double Glazing & GCH **

The floor plan comprises; entrance hallway, lounge, dining room, kitchen, utility room and WC. The first floor has four bedrooms, bathroom and separate WC. Outside are good sized gardens, driveway and garage.

This family home enjoys a prime location within a highly sought-after and long-established residential development. Nestled within Belmont, it boasts easy access to an array of amenities that cater to diverse needs. Within walking distance, residents will find a variety of local shops, ensuring convenience for day-to-day necessities. Families will appreciate the proximity to schools catering to all age groups, providing quality education within reach. Additionally, the presence of a doctors' surgery, post office, and public library further enhances the convenience and liveability of the area.

Belmont's strategic positioning also makes it an ideal choice for commuters. Situated just off the A(690) Durham to Sunderland Highway, residents benefit from seamless access to major transportation routes. The nearby A1(M) Motorway Interchange facilitates efficient travel both north and south, offering excellent connectivity for those traveling for work or leisure. This blend of convenience, accessibility, and community amenities underscores Belmont's appeal as a desirable residential location.













GROUND FLOOR

Hallway

Lounge

16'1 x 12'2 (4.90m x 3.71m)

Dining Room

10'2 x 8'10 (3.10m x 2.69m)

Kitchen

14'9 x 8'2 (4.50m x 2.49m)

Utility Room

8'2 x 7'3 (2.49m x 2.21m)

WC

Garage

17'5 x 7'10 (5.31m x 2.39m)

FIRST FLOOR

Bedroom one

13'5 x 11'6 (4.09m x 3.51m)

Bedroom two

11'6 x 9'2 (3.51m x 2.79m)

Bedroom three

23'11 x 7'3 (7.29m x 2.21m)

Bedroom four

9'10 x 6'11 (3.00m x 2.11m)

Bathroom

WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 43 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

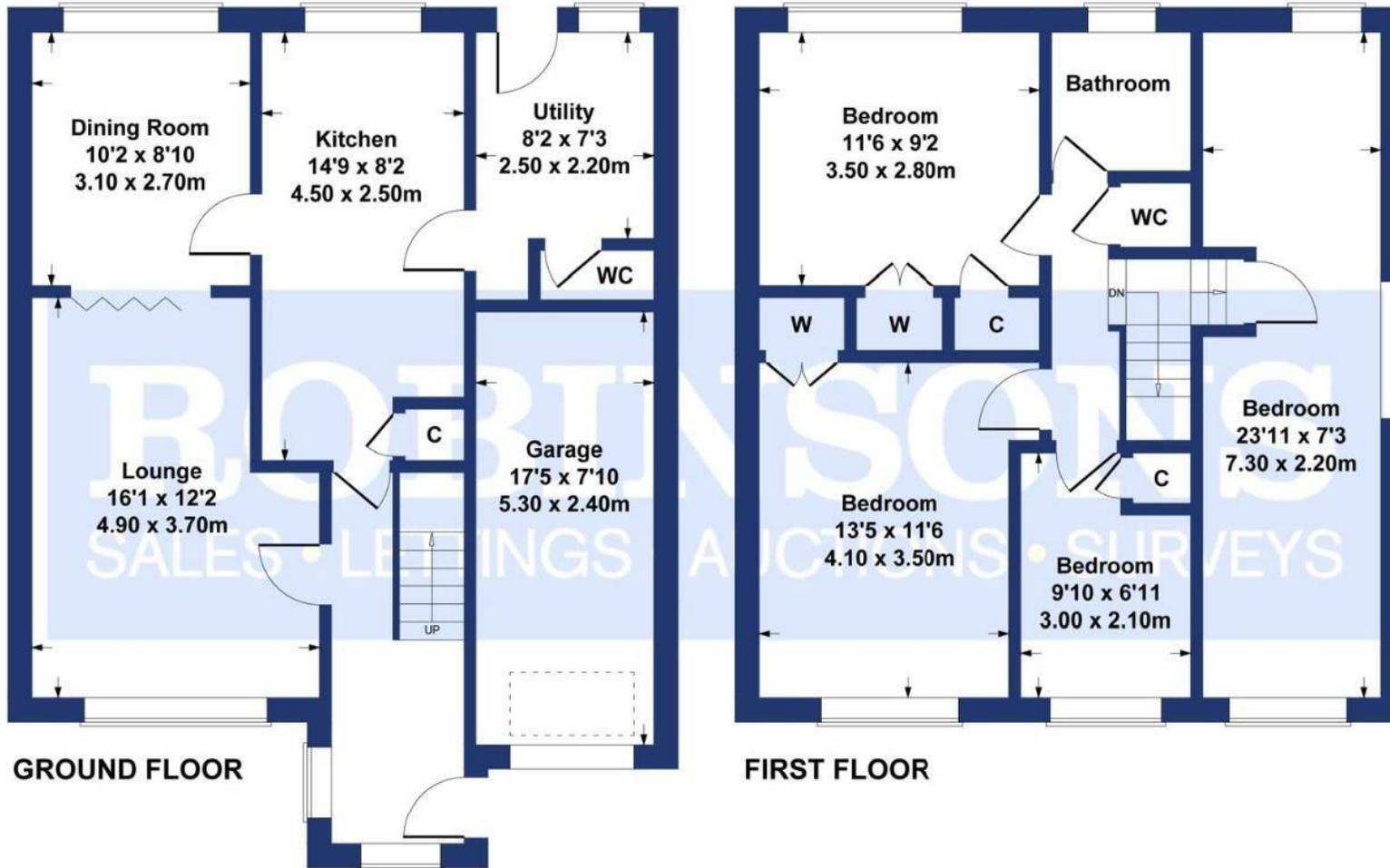
Energy Rating: D

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.



Devonshire Road

Approximate Gross Internal Area
1389 sq ft - 129 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	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	

80

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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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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