



Aidan Gardens, Belmont, DH1 2BF
4 Bed - House - Semi-Detached
O.I.R.O £249,500

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No Upper Chain ** Lovely Family Home ** Spread Over Three Floors ** Landscaped Garden, Parking & Garage ** Well Presented Throughout ** Spacious Floor Plan ** Competitive Price ** Popular Location ** Convenient For Road Links & Amenities ** Must Be Viewed **

The floor plan comprises: entrance vestibule, inviting entrance hallway with door to the garage, WC and large family sized kitchen dining room with french doors opening to the rear garden and patio area. The first floor has a comfortable lounge with french doors to the Juliet balcony, double bedroom, study/single bedroom and a further WC. The second floor has the master bedroom bedroom with en-suite shower room/wc and Juliet balcony. There is a further double bedroom and family bathroom/wc. Externally there is a block paved driveway to the front, single garage and an enclosed garden to the rear with lovely patio areas and space for hot tub.

Aidan Gardens is situated on a bus route and within walking distance of a good range of everyday facilities and amenities which are available within the development itself, including post office, public library, doctors surgery, schools for all age groups. Belmont is well placed for commuting purposes being approximately 3 miles from Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available. It is also well placed for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.

Council Tax Band D - Approx. £2203 PA
EPC Rating B



Entrance Vestibule

Inviting Hallway

WC

Kitchen Dining Room

15'11" x 11'5" (4.85 x 3.48)

First Floor

Lounge

15'11" x 11'5" (4.85 x 3.48)

Bedroom

11'9" x 8'8" (3.58 x 2.64)

Bedroom/Study

8'3" x 6'11" (2.51 x 2.11)

WC.

Second Floor

Master Bedroom

11'5" x 10'6" (3.48 x 3.20)

En-Suite

Bedroom

12'8" x 8'8" (3.86 x 2.64)

Bathroom/WC

Tenure - Freehold

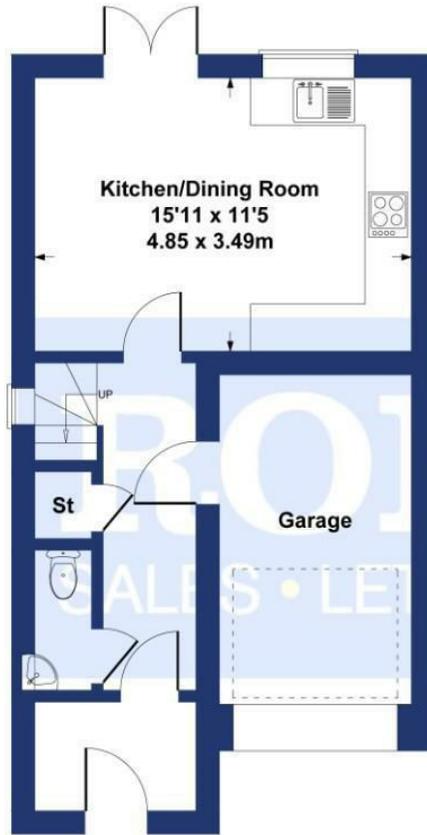
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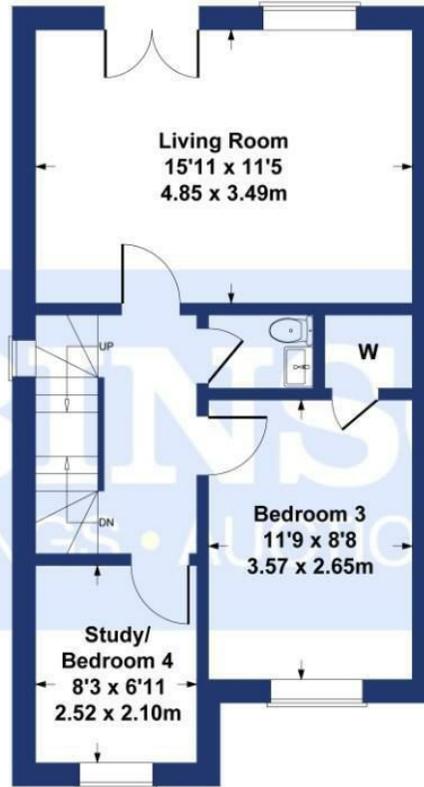


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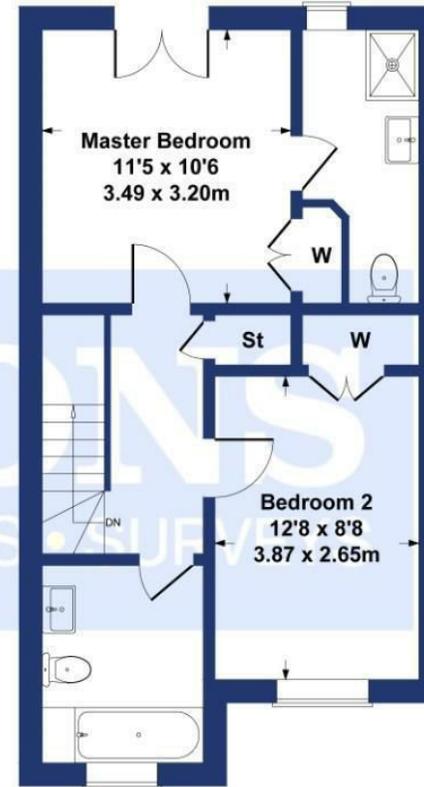
Approximate Gross Internal Area
1356 sq ft - 126 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B	83	
(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	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.