



Newlands Road, Carrville, DH1 1AP  
3 Bed - House - Semi-Detached  
O.I.R.O £199,950

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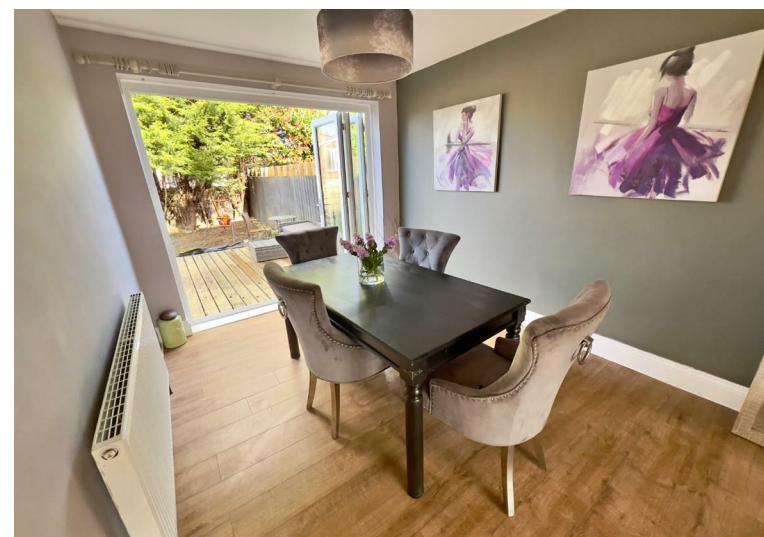
No Upper Chain \*\* Well Presented Although Some General Cosmetic Work Required \*\* Competitive Price \*\* Very Popular & Convenient Location \*\* Gardens, Parking & Garage \*\* Spacious Floor Plan \*\* Bi-Fold Doors Opening to Rear Garden \*\* Good Further Potential \*\* Early Viewing Advised \*\*

The floor plan comprises: entrance hallway, lounge and dining room with bi-fold doors opening to the rear garden. The kitchen is fitted with white high gloss units and leads to the rear porch and utility room, which in-turn leads to the rear garden and single garage. The first floor has three bedrooms and family bathroom/WC. Outside the property occupies a pleasant and convenient location with gardens front and rear. The front provides driveway parking and leads to the single car garage. The rear garden is enclosed and of a good size with patio area.

Situated a mere 2.5 miles away from Durham City, Newlands Road presents an ideal location catering to the most discerning buyers. Durham boasts a modern shopping scene and various leisure amenities, adding to its appeal.

Newlands Road enjoys close proximity to reputable primary and secondary schools. In the nearby vicinity, residents have access to a library, playground, park, doctor's and dental clinics, local pubs, shops, takeout options, and post office.

Furthermore, the residence benefits from a convenient bus route, offering frequent services to Durham City centre. Belmont has a park and ride facility into Durham, and access to the A1(M) and A690, providing excellent travel links both North and South.



## GROUND FLOOR

### Entrance Hallway

### Lounge and Dining Room

#### Lounge

14'05 x 13'03 (4.39m x 4.04m)

#### Dining Area

10'09 x 9'04 (3.28m x 2.84m)

#### Kitchen

10'03 x 10'04 (3.12m x 3.15m)

### Rear Porch

### Utility Room

12'05 x 8'08 (3.78m x 2.64m)

### Garage

17'0 x 8'08 (5.18m x 2.64m)

## FIRST FLOOR

### Bedroom

13'04 x 10'11 (4.06m x 3.33m)

### Bedroom

11'06 x 10'11 (3.51m x 3.33m)

### Bedroom

10'03 x 9'0 (3.12m x 2.74m)

### Bathroom/WC

8'11 x 5'04 (2.72m x 1.63m)

### Agent Notes

Council Tax: Durham County Council, Band C - Approx.

£2268 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard assumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None Known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





# Newlands Road

Approximate Gross Internal Area

1350 sq ft - 125 sq m



#### 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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC