

Hawthorn Road, Carrville, DH1 1NQ  
2 Bed - House - Semi-Detached  
£99,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



We are thrilled to offer to the market with no onward chain; this impressive semi detached house with two double bedrooms pleasantly situated on Hawthorn Road, within the popular, family orientated location of Carrville. This deceptively spacious property has been a loving home for many years & whilst it does require some internal modernisation, is the perfect purchase for clients seeking a property which they can 'put their own stamp on'.

Conveniently situated just a stroll away from the bustling high street, the property is particularly advantageous for individuals who commute via the A690 or the A1(M). With regular city-bound bus services & the nearby Park & Ride Carrville hub, daily travel to the city centre is effortless.

This neutrally decorated property briefly comprises: Welcoming entrance hallway, spacious lounge/dining area with two windows to front elevation & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a shower room.

The property benefits further from gas central heating via a combi boiler & double glazing throughout.

We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**Lounge / Dining Area**  
19'3 x 11'8 (5.87m x 3.56m)

**Kitchen**  
16'3 x 18'0 (4.95m x 5.49m)

#### **FIRST FLOOR LANDING**

**Master Bedroom**  
14'0 x 10'1 (4.27m x 3.07m)

**Bedroom Two**  
12'4 x 8'11 (3.76m x 2.72m)

**Shower Room**  
7'1 x 5'5 (2.16m x 1.65m)

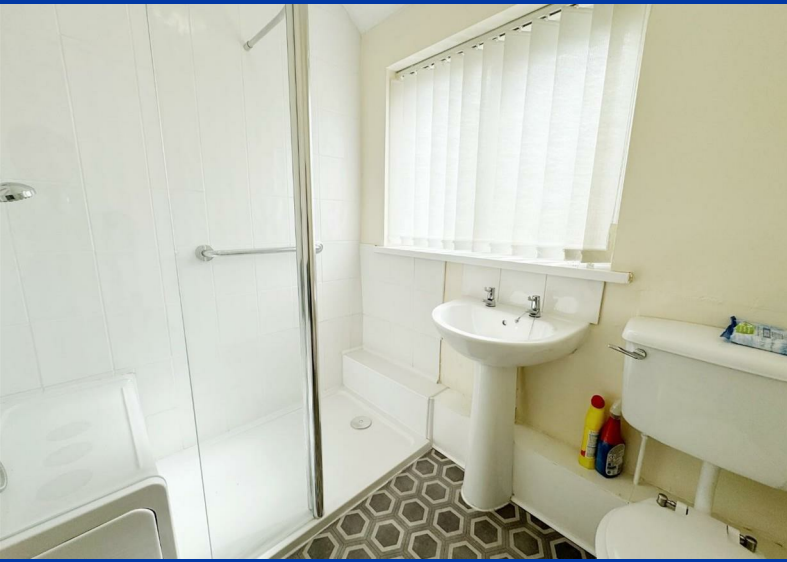
#### **EXTERNALLY**

**Agents Notes**  
Electricity Supply: Mains  
Water Supply: Mains

Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Basic 5 Mbps, Superfast 77 Mbps, Ultrafast 10000 Mbps  
Mobile Signal/Coverage: Good/Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1701 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.







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

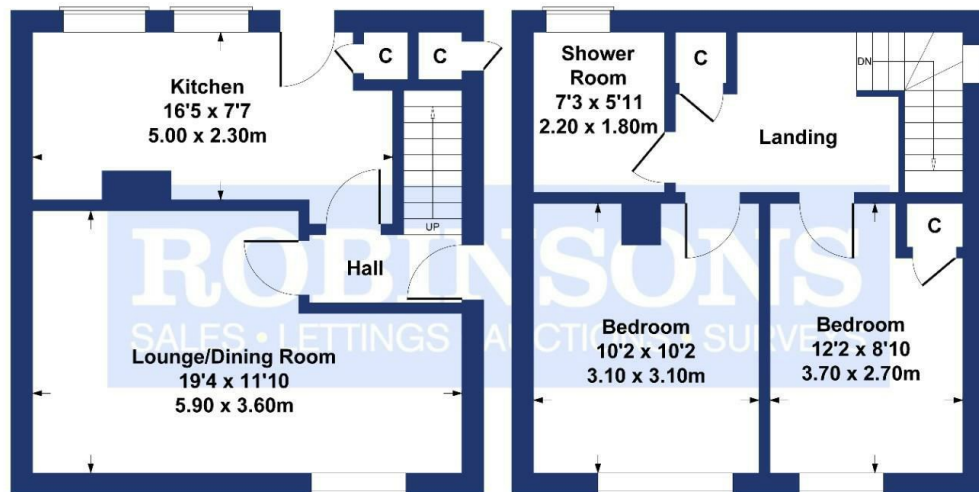
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Hawthorn Road, Carrville, DH1 1NQ

Approximate Gross Internal Area  
710 sq ft - 66 sq m



GROUND FLOOR

FIRST 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk