



Grinstead Way, Carrville, DH1 1LZ  
2 Bed - Bungalow - Dormer Semi Detached  
O.I.R.O £139,995

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## Grinstead Way Carrville, DH1 1LZ

No Upper Chain \*\* Popular Location \*\* Dorma Style Bungalow \*\* Ideal For A Variety of Buyers \*\* Well Presented \*\* Rear Courtyard Garden with Possible Parking Area \*\* Good Road Links \*\* Outskirts of Durham \*\* Upvc Double Glazing & GCH \*\* Must Be Viewed \*\*

The floor plan comprises; entrance porch, comfortable and spacious lounge with dining area, modern fitted kitchen, inner hallway, double bedrooms and shower room/WC, fitted with a modern suite. The first floor has a double bedroom with fitted wardrobes. Outside, the property has front and rear courtyard style gardens. The rear offers a sunny aspect and has driveway and possible parking.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.















## GROUND FLOOR

### Entrance Porch

### Lounge and Dining Room

17'7 x 15'3 (5.36m x 4.65m)

### Kitchen

10'5 x 6'3 (3.18m x 1.91m)

### Double Bedroom

10'5 x 6'10 (3.18m x 2.08m)

### Shower Room/WC

## FIRST FLOOR

### Double Bedroom

16'4 x 11'3 (4.98m x 3.43m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3Mbps, Superfast 73Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1984p.a

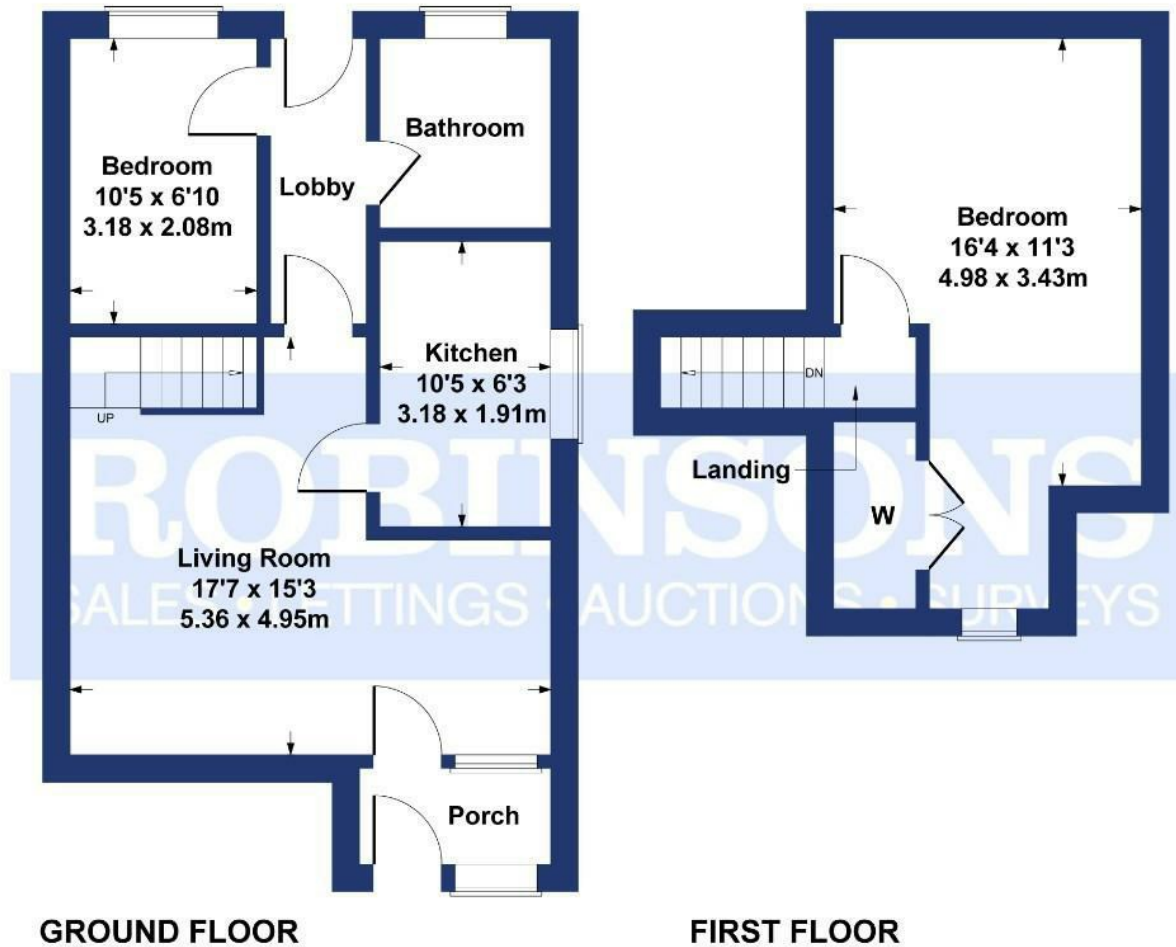
Energy Rating: D

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.

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.

# Grinstead Way

Approximate Gross Internal Area  
724 sq ft - 67 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		66
(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

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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