



Broomside Lane, Belmont, DH1 2QR
2 Bed - House - Terraced
£75,000

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Broomside Lane

Belmont, DH1 2QR

No Upper Chain ** Well Presented ** Very Popular Location ** Ideal Starter or Investment Property ** Rear Garden ** Local Amenities & Good Road Links ** Outskirts of Durham City Centre ** Upvc Double Glazing & GCH ** Must be Viewed **

The floor plan comprises; entrance hall, comfortable lounge with study area, kitchen diner, rear lobby and downstairs shower room/WC. Upstairs, there are two bedrooms. Outside, there is a rear enclosed garden.

This home enjoys a prominent position in a highly sought-after location on the outskirts of Durham. 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 livability 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 travelling 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

15'04 x 12'01 (4.67m x 3.68m)

Kitchen Diner

10'11 x 9'0 (3.33m x 2.74m)

Rear Lobby

Shower Room/WC

5'07 x 7'11 (1.70m x 2.41m)

FIRST FLOOR

Bedroom

9'03 x 15'08 (2.82m x 4.78m)

Bedroom

8'11 x 7'01 (2.72m x 2.16m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621p.a

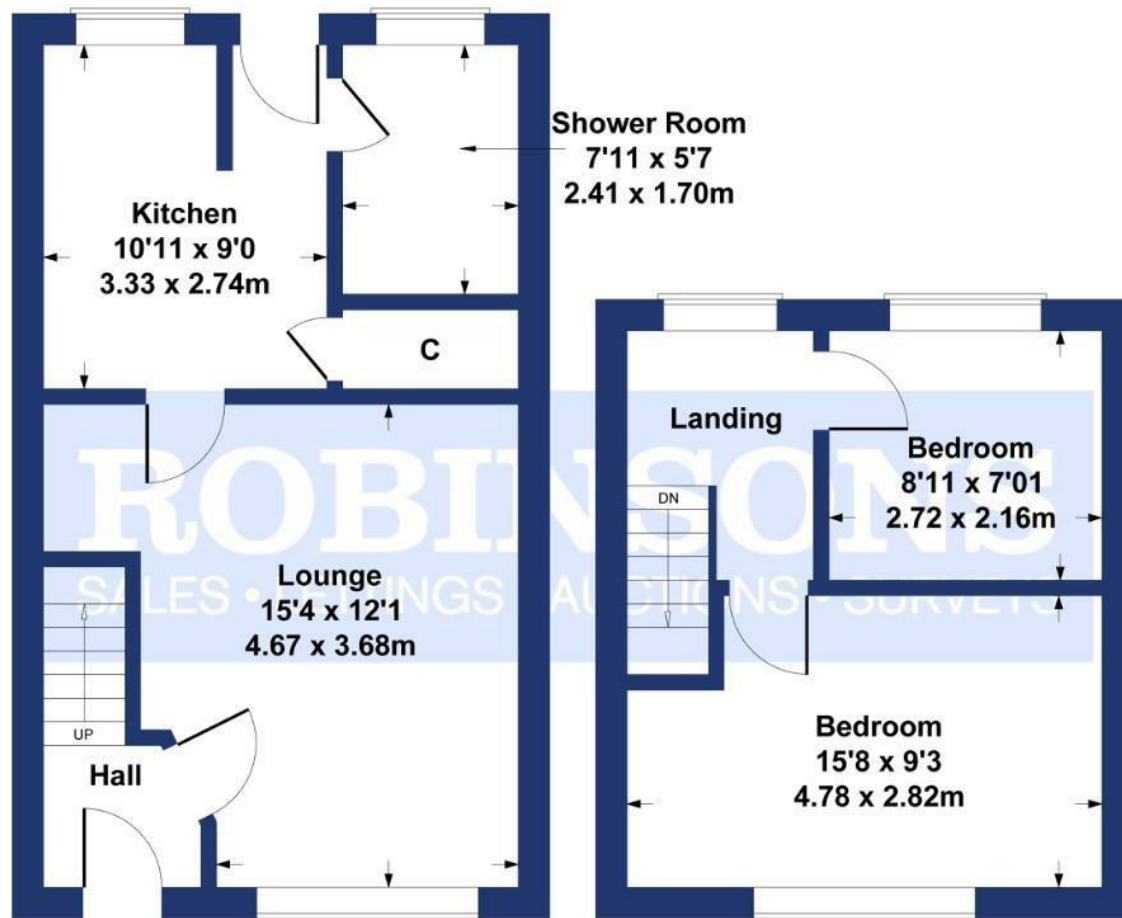
Energy Rating: D

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.



Broomside Lane

Approximate Gross Internal Area
670 sq ft - 62 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
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		85
(81-81)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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