



Devonshire Road, Belmont, DH1 2BJ
3 Bed - House - Semi-Detached
Offers Over £200,000

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Devonshire Road Belmont, DH1 2BJ

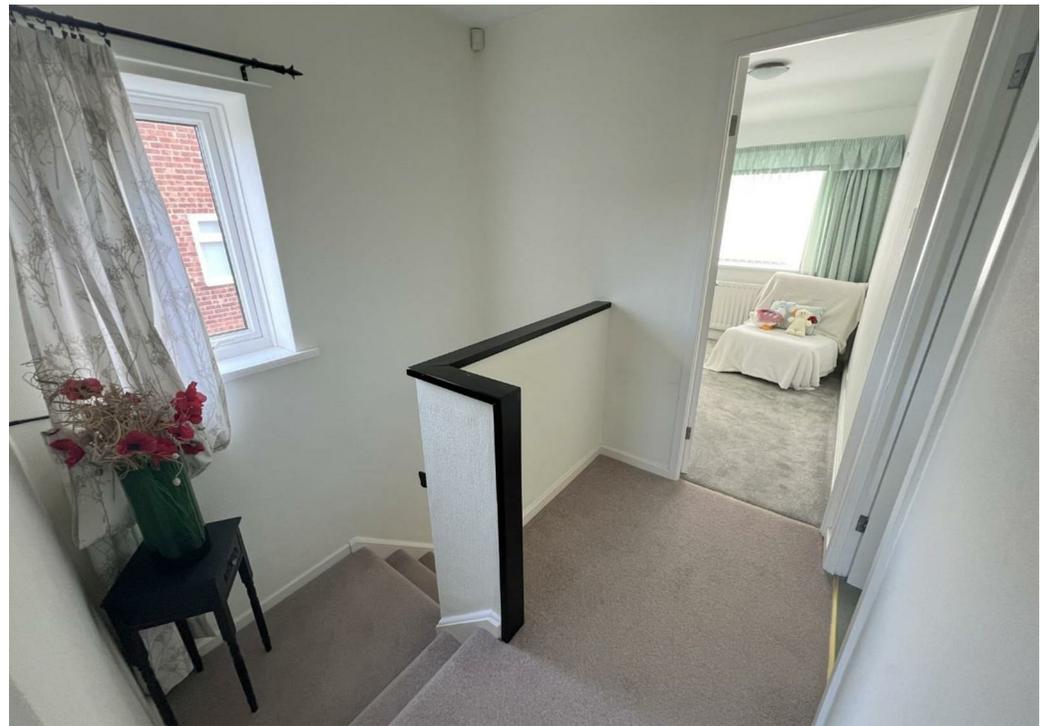
No Upper Chain ** Very Popular & Convenient Location ** Well Presented & Maintained ** Spacious Floor Plan ** Good Further Potential ** Large Enclosed Rear Garden ** Driveway Parking & Garage ** Double Glazing & GCH Via Back Boiler ** Early Viewing Advised **

The floor plan comprises: entrance hallway, comfortable through lounge dining room, fitted kitchen, useful utility room with door to the rear garden. The first floor has three bedrooms, bathroom and separate wc. Outside the property occupies a pleasant position with front and rear gardens. The front provides off street parking and access to the single garage. The rear garden is enclosed, of a good size and offering a degree of privacy.

Devonshire Road is within walking distance of a good range of everyday facilities and amenities which are available within Belmont 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 C - Approx. £1,958pa
EPC Rating D











GROUND FLOOR

Entrance Hallway

Through Lounge Dining Room

Lounge

15'10 x 12'01 (4.83m x 3.68m)

Dining Room

10'02 x 8'10 (3.10m x 2.69m)

Kitchen

14'08 x 7'11 (4.47m x 2.41m)

Utility Room

8'09 x 7'0 (2.67m x 2.13m)

Garage

FIRST FLOOR

Bedroom

13'07 x 11'05 (4.14m x 3.48m)

Bedroom

11'05 x 9'03 (3.48m x 2.82m)

Bedroom

9'03 x 7'0 (2.82m x 2.13m)

Bathroom

6'11 x 5'06 (2.11m x 1.68m)

WC

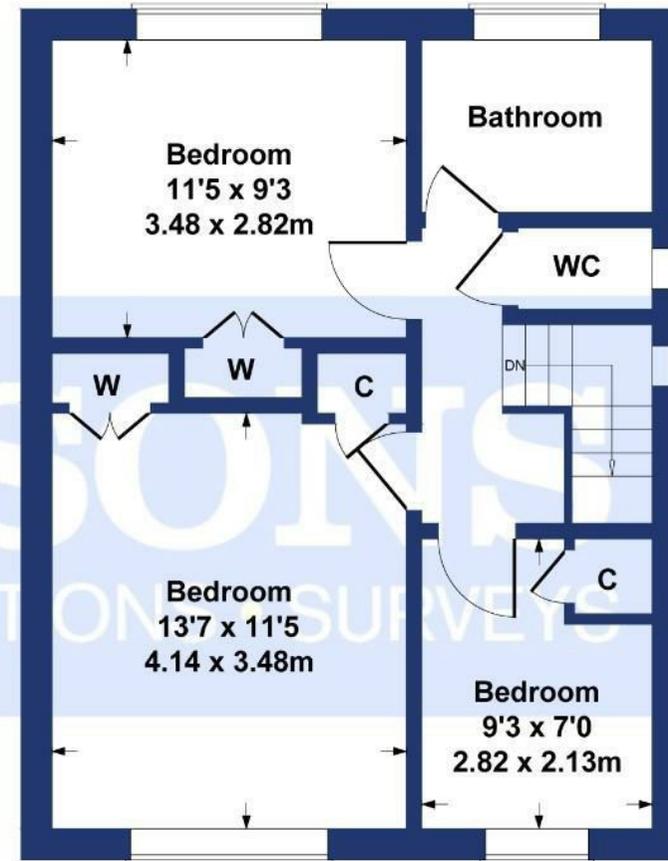
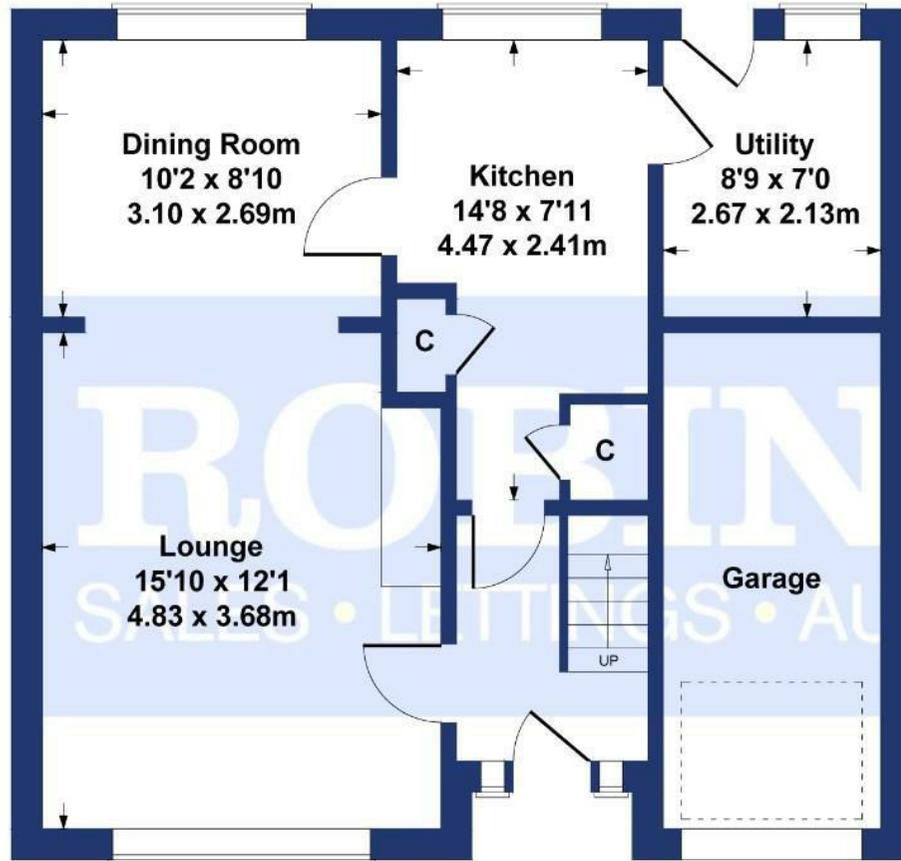
4'04 x 2'07 (1.32m x 0.79m)



Devonshire Road

Approximate Gross Internal Area
1151 sq ft - 107 sq m

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | 81 |
| (61-81) | B | | |
| (49-60) | C | | |
| (35-48) | D | 57 | |
| (21-34) | E | | |
| (9-20) | F | | |
| (1-8) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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. 2022

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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