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Scardale Way, Belmont, DH1 2TX
3 Bed - House - Detached
O.I.R.O £215,000

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Scardale Way Belmont, DH1 2TX

This superb and well-presented property is perfectly suited to families or first-time buyers, offering an extended and thoughtfully designed layout in a highly popular and convenient location on the outskirts of Durham. Upon entering, you are welcomed by an entrance porch with double doors that open into an inviting hallway, setting the tone for the spacious accommodation throughout. The hallway leads into a comfortable and versatile lounge, providing an ideal space for relaxation while also offering room for a dining table and chairs, making it perfect for both everyday living and entertaining.

The true focal point of this impressive home is the extended open-plan living, kitchen, breakfast, and utility area, which spans the full width of the rear of the property. This bright and airy space is ideal for modern family life, featuring a stylish kitchen fitted with a range of integrated appliances and ample storage. French doors open directly onto the enclosed rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. A convenient downstairs WC further enhances the practicality of the ground floor.

To the first floor, there are two generously sized double bedrooms, both offering comfortable accommodation, along with a well-proportioned single bedroom that could also be used as a home office or nursery. The family bathroom is fitted with an attractive white suite and includes an over-bath shower, catering to the needs of a busy household.

Externally, the property occupies a pleasant position within a highly regarded development. It benefits from both front and rear gardens, as well as ample driveway parking. The rear garden is fully enclosed, providing a safe and private space for children and pets, and features a combination of lawn and patio areas, ideal for outdoor dining and relaxation. The added advantage of a sunny aspect makes it particularly enjoyable during the warmer months.







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LOCATION

Belmont is a well-established and highly convenient residential suburb situated approximately 2–3 miles to the east of Durham, making it an attractive choice for buyers seeking easy access to the city alongside a quieter, more family-oriented setting. The area is particularly prized for its excellent transport connectivity, with immediate access to the A1(M) at Junction 62, allowing straightforward travel both north towards Newcastle upon Tyne and south towards Teesside. The nearby A690 also provides a direct route into Durham city centre and onwards to Sunderland, making Belmont especially appealing to commuters across the region.

Public transport options are equally strong, with regular bus services running through the suburb, offering reliable connections into Durham and surrounding areas. A key local advantage is the proximity to the Durham Park and Ride, providing a convenient and cost-effective way to access the city centre without the need to navigate traffic or parking. For those travelling further afield, Durham railway station lies a short drive away on the East Coast Main Line, offering direct services to major destinations including London, Newcastle, Leeds and Edinburgh.

In terms of amenities, Belmont offers a comprehensive range of everyday conveniences. The area is well served by supermarkets, local shops and retail parks in nearby Carrville and Gilesgate, along with a selection of cafés, takeaways and informal dining options. Healthcare provision is easily accessible, with GP and dental surgeries within the locality, and there are also community facilities, green spaces and leisure options that contribute to its strong appeal for families. Well-regarded primary schools and Belmont Community School further enhance the area's desirability for those with children.

Overall, Belmont represents a practical and well-connected location that continues to attract a wide range of buyers. Its combination of strong transport links, accessible amenities and proximity to Durham city centre makes it particularly well suited to commuters, professionals and families alike, offering a balanced lifestyle with excellent regional connectivity and everyday convenience.

Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Estate Management Charge – No

Property Construction – Standard

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 – Extended to rear and front porch.

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.



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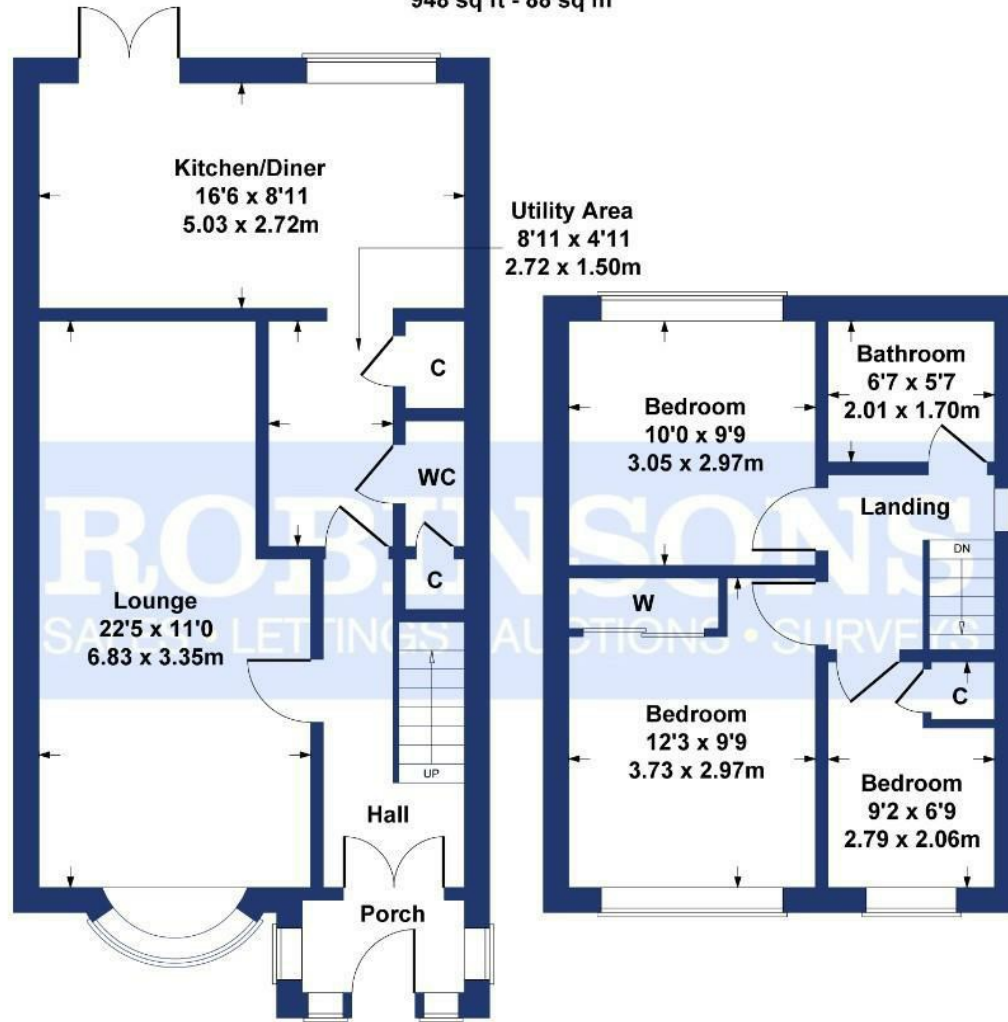
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Scardale Way

Approximate Gross Internal Area
948 sq ft - 88 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. 2026

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