



High Street, Carrville, DH1 1AS  
2 Bed - House - Mid Terrace  
£99,950

**ROBINSONS**  
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**No Upper Chain \*\* Spacious First, Family or Investment Property \*\* Large Rear Garden & Outhouse Store \*\* Popular & Convenient Location \*\* Amenities & Road Links \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Early Viewing Advised \*\***

The floor plan comprises: entrance hallway, comfortable lounge, modern fitted kitchen dining room, and useful utility area. The first floor has large master bedroom, a further double bedroom, store room or office and bathroom/WC. Outside the property occupies a convenient position with pleasant front outlook and over the rear service lane, is a useful outhouse store and large enclosed garden with sunny aspect.

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.

**Note- The rear garden images are from previous advertisement in 2024**



## GROUND FLOOR

### Hallway

### Lounge

13'11 x 9'10 (4.24m x 3.00m)

### Kitchen Dining Room

16'07 x 12'04 (5.05m x 3.76m)

### Utility

9'06 x 4'03 (2.90m x 1.30m)

## FIRST FLOOR

### Bedroom

13'02 x 10'11 (4.01m x 3.33m)

### Bedroom

12'03 x 9'08 (3.73m x 2.95m)

### Store / Office

### Bathroom/WC

8'04 x 6'06 (2.54m x 1.98m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast

10000 Mbps

Mobile Signal/Coverage: Good

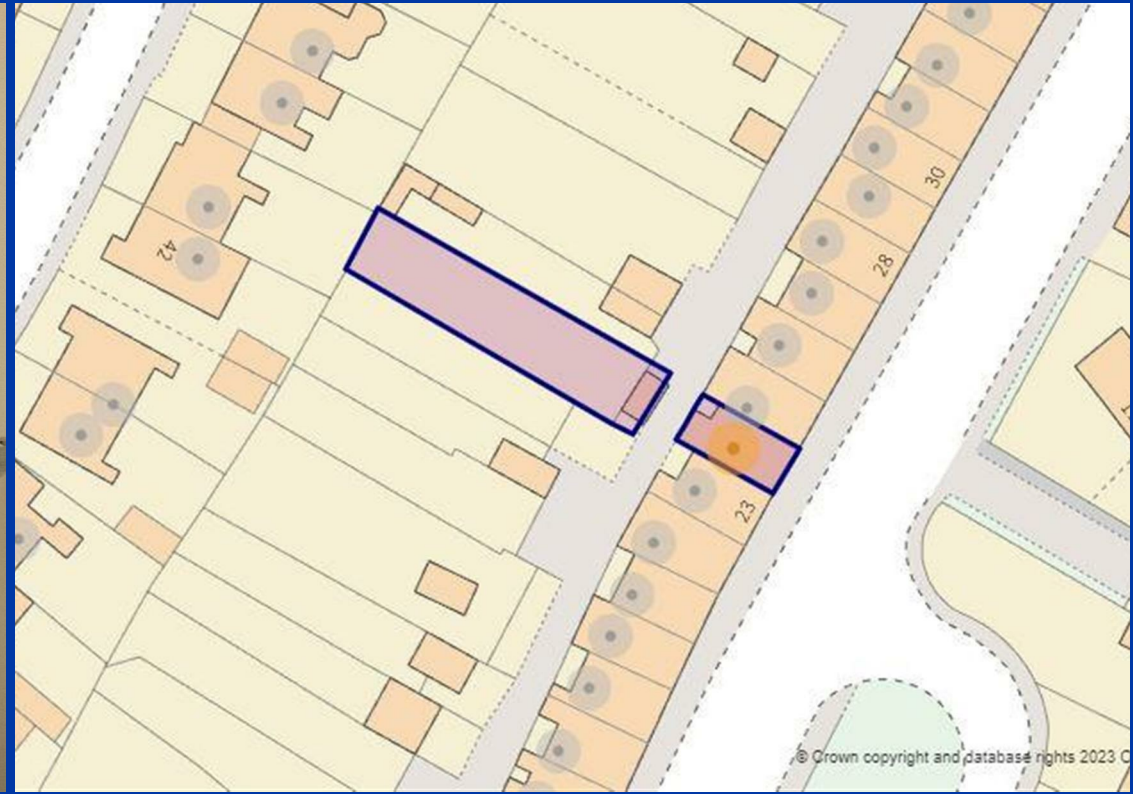
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,701 p.a

Energy Rating: D

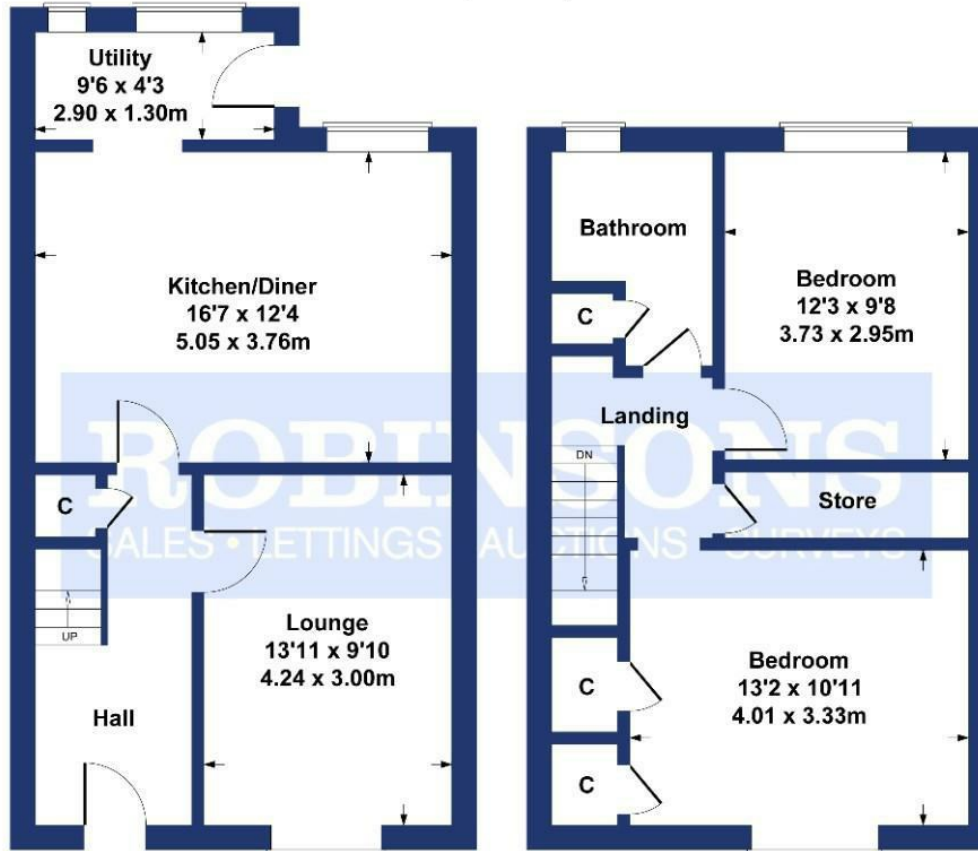
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# High Street

Approximate Gross Internal Area  
936 sq ft - 87 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			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.