



Devonshire Road, Belmont, DH1 2BL
3 Bed - House - Semi-Detached
Offers Over £210,000

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Devonshire Road Belmont, DH1 2BL

No Upper Chain ** Very Popular Location ** Larger Style & Extended Semi Detached ** Private South Facing Rear Garden ** Good Further Potential ** Good Transport Links & Amenities ** Gardens, Parking & Garage ** Upvc Double Glazing & GCH Via Combination Boiler ** Must Be Viewed **

The floor plan comprises: entrance porch, inviting hallway, comfortable living room with double doors through to the extended dining room, which overlooks and has doors to the rear garden. The kitchen is fitted with white units and has access to the useful utility room, which in-turn has access to the rear garden. The first floor has three bedrooms, modern shower room and separate WC. Outside the property occupies a pleasant position with gardens front and rear. The front provides off street parking and leads to the single car garage. The rear garden is enclosed and enjoys a private sunny aspect.

This family home enjoys a prime location within a highly sought-after and long-established residential development. 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 liveability 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 traveling for work or leisure. This blend of convenience, accessibility, and community amenities underscores Belmont's appeal as a desirable residential location.













GROUND FLOOR

Entrance Porch

Hallway

Lounge

14'08 x 12'01 (4.47m x 3.68m)

Dining Room

16'07 x 10'02 (5.05m x 3.10m)

Kitchen

14'05 x 7'11 (4.39m x 2.41m)

Utility Room

8'06 x 6'11 (2.59m x 2.11m)

FIRST FLOOR

Bedroom

13'05 x 11'06 (4.09m x 3.51m)

Bedroom

9'11 x 9'03 (3.02m x 2.82m)

Bedroom

9'05 x 6'11 (2.87m x 2.11m)

Shower Room

6'10 x 5'04 (2.08m x 1.63m)

WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 29 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

Energy Rating: D

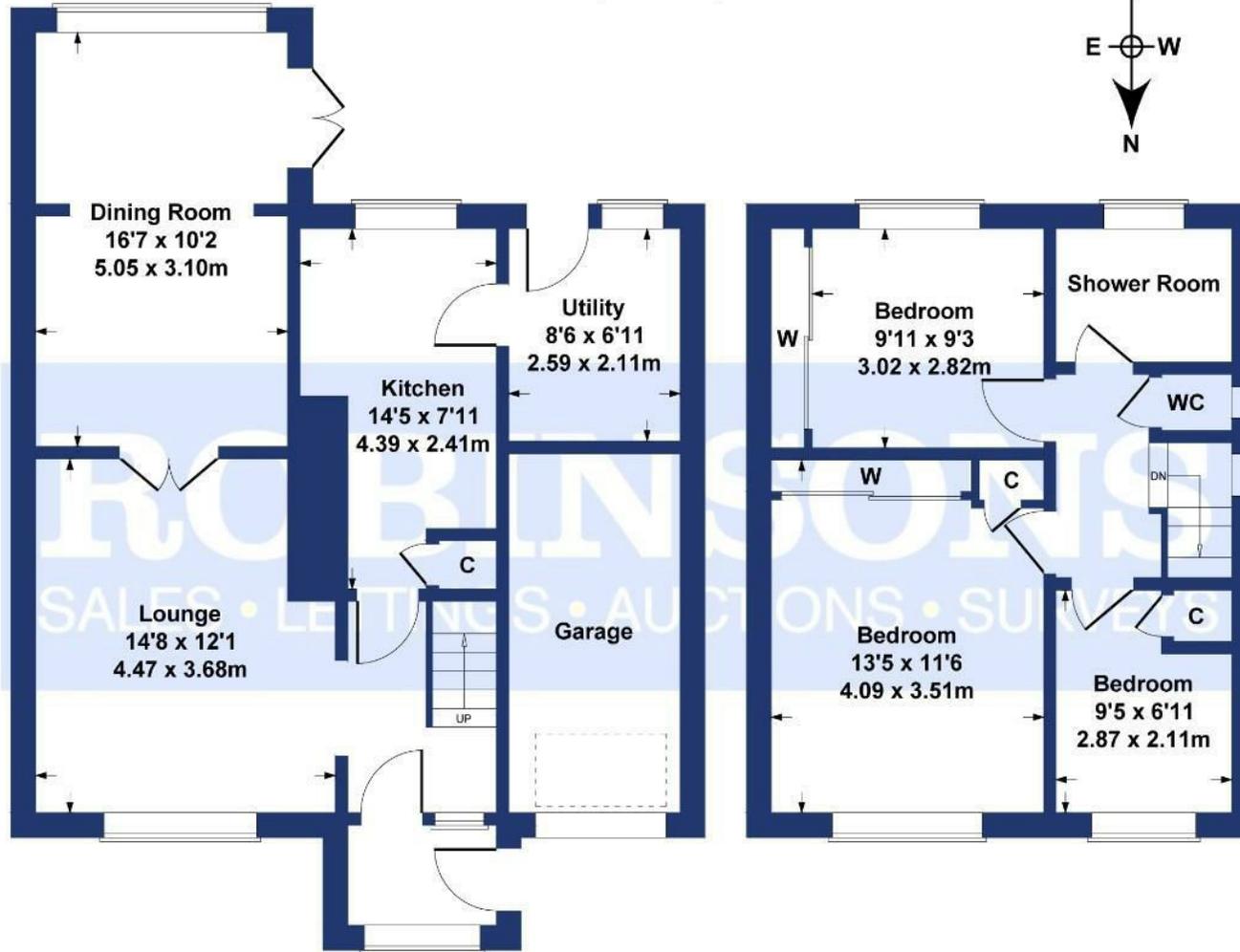
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





Devonshire Road

Approximate Gross Internal Area
1150 sq ft - 107 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. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(61-81)	B		
(69-80)	C		
(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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.

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