Grange Road, Carrville, DH1 1AQ
3 Bed - House - Semi-Detached
Offers In Excess Of £225,000

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Grange Road
Carrville, DH1 1AQ

* FANTASTIC OPEN PLAN EXTENSION * STUNNING KITCHEN WITH CENTRE ISLAND * ADDITIONAL RECEPTION ROOM * UTILITY ROOM * BI-FOLD DOORS * GARAGE AND AMPLE PARKING * SOUGHT AFTER DH1 POSTCODE *

This beautifully extended home offers a fantastic blend of modern open plan living and practical family accommodation. Occupying a sought-after DH1 postcode, the property has been thoughtfully improved to create a superb living environment with spacious rooms, ample parking and an attractive rear garden.

The floorplan comprises an entrance hallway, comfortable lounge and a stunning kitchen fitted with a centre island which opens seamlessly into a superb family area. Featuring a vaulted glass ceiling and bi-fold doors opening onto the rear garden, this impressive space is flooded with natural light and is ideal for a variety of uses including dining, entertaining and relaxing. There is also an additional reception room offering excellent versatility, together with a useful utility room.

To the first floor there are three bedrooms and a family bathroom fitted with a suite incorporating both a bath and separate shower cubicle.

Externally, there is a front garden and a long driveway providing off-street parking for several vehicles and leading to the garage. To the rear is a good sized enclosed garden with patio area, creating an excellent space for outdoor dining, entertaining and family enjoyment.

Grange Road is situated within Carrville, one of Durham's most popular residential areas due to its excellent location and convenient access to a wide range of amenities. Durham City centre is only a short distance away and offers an extensive selection of shops, restaurants, cafés, leisure facilities and cultural attractions. The area is particularly well placed for commuters, with excellent road links via the A690 and nearby A1(M), providing straightforward access to Durham, Newcastle, Sunderland and Teesside. There are also well-regarded schools nearby, local shops and supermarkets.

GROUND FLOOR

Hallway

Lounge
14'5" x 13'5" (4.4 x 4.1)

Kitchen
20'4" x 10'2" (6.2 x 3.1)

Family Area
14'1" x 9'2" (4.3 x 2.8)

Utility
9'2" x 4'11" (2.8 x 1.5)

FIRST FLOOR

Landing

Bedroom
13'5" x 11'1" (4.1 x 3.4)

Bedroom
11'5" x 11'1" (3.5 x 3.4)

Bedroom
10'5" x 8'10" (3.2 x 2.7)

Bathroom
8'10" x 5'6" (2.7 x 1.7)

AGENT'S NOTES
Council Tax: Durham County Council, Band C - Approx. £2331pa
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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 – N/A
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.
Accessibility/Adaptations – extended
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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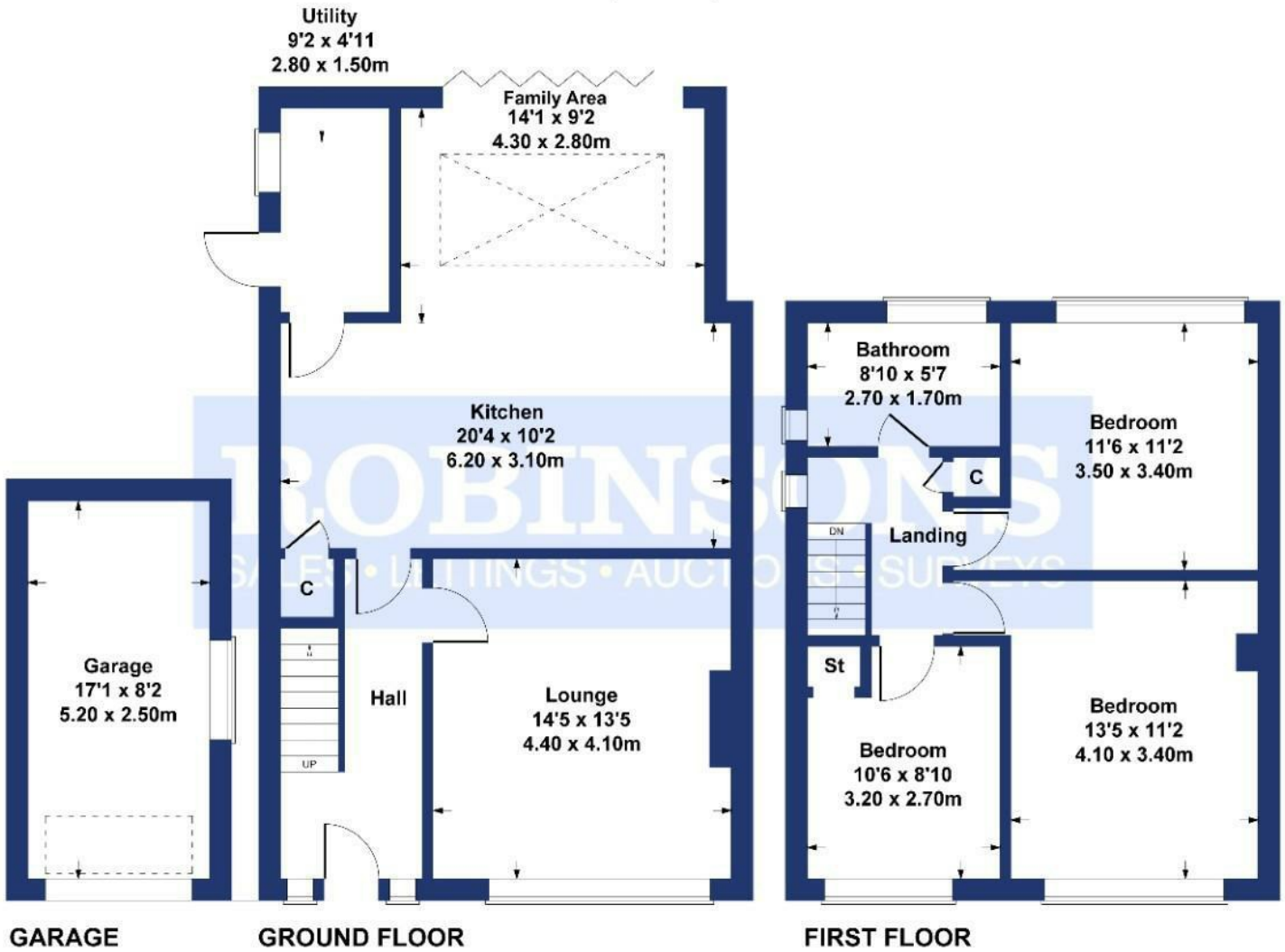
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)

Grange Road

Approximate Gross Internal Area
1345 sq ft - 125 sq m



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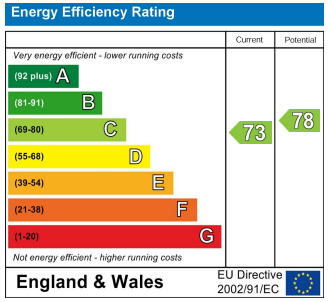

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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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