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Carrsdale, Carrville, DH1 1BD  
2 Bed - House - Mid Terrace  
O.I.R.O £150,000

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# Carrsdale

## Carrville, DH1 1BD

This superbly presented home offers an exceptional opportunity for first-time buyers or young families seeking stylish, move-in-ready accommodation with a modern finish throughout. Thoughtfully designed, the property combines contemporary fixtures and fittings with a warm and inviting atmosphere, creating a space that is both practical and elegant.

The welcoming lounge is a standout feature, boasting a striking picture-frame style window that floods the room with natural light and enhances the sense of space. To the rear, a beautifully appointed kitchen and dining area provides the perfect setting for both everyday living and entertaining, complete with modern units and direct access to a charming courtyard-style garden—ideal for al fresco dining or relaxed gatherings.

Upstairs, the property continues to impress with two well-proportioned double bedrooms and a stylish family bathroom fitted with a crisp white suite and over-bath shower, offering both comfort and convenience.

Externally, the home enjoys a pleasant open-aspect garden to the front, while the enclosed rear garden provides a private outdoor retreat. A detached single garage further adds to the practicality of the home. Additional benefits include gas central heating and UPVC double glazing, ensuring efficiency and year-round comfort.

Overall, this is a beautifully finished property that perfectly balances modern living with everyday functionality, making it an ideal choice for those looking to step onto the property ladder or settle into a welcoming family home.







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#### LOCATION

Carrville, situated just to the east of Durham, is a popular residential area offering a practical and well-connected setting for a range of buyers. The location benefits from a good selection of everyday amenities, including local shops and services, with a wider choice of supermarkets, eateries and leisure facilities available in nearby Belmont green spaces, making it particularly appealing for families and professionals alike.

In terms of connectivity, Carrville is especially well positioned for commuters, with immediate access to the A1(M) providing direct routes north and south. This makes travel to major regional centres straightforward and efficient. The area is also well served by regular bus routes, offering convenient links into Durham and surrounding towns, while a nearby park and ride facility provides an easy option for accessing the city centre without the need to drive in. Overall, Carrville combines accessible amenities with excellent transport links, making it a highly convenient and desirable location for prospective buyers.

#### Agents Notes

Council Tax: Durham County Council, Band X - Approx. £xxxx p.a

Tenure: Freehold

Estate Management Charge – NA

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

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 – None known

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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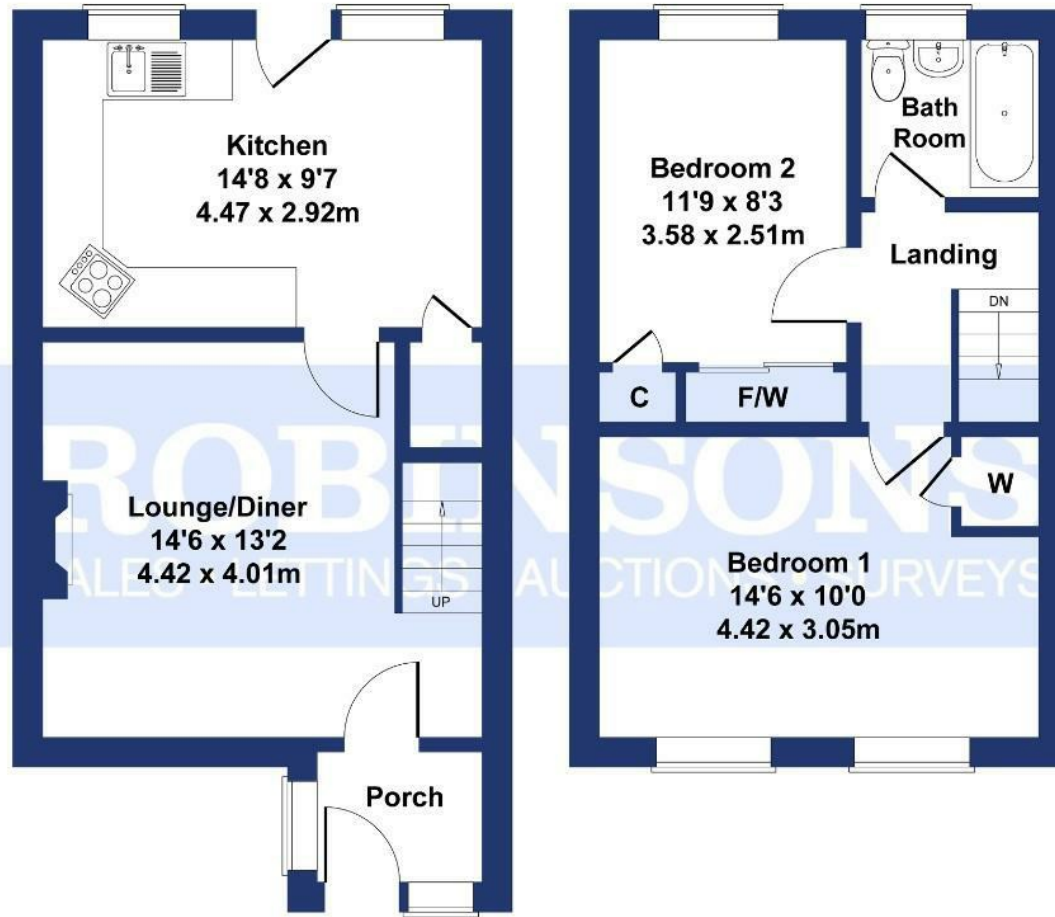
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# Carrsdale

Approximate Gross Internal Area  
709 sq ft - 66 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
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC
		64	80

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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