



Broomside Lane, Belmont, DH1 2QT
2 Bed - House - End Terrace
O.I.R.O £114,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

**** Large Side Garden Offering Potential ** Upvc Double Glazing & GCH Via Combination Boiler ** Close to Amenities & Major Road Links ** Outskirts of Durham ****

Occupying a pleasant position in a very popular location, the property comprises: entrance, comfortable lounge, kitchen diner, storage area and door to the rear. To the first floor there are two bedrooms and bathroom/wc. Externally is a good sized rear courtyard style garden with gated access to a rear lane. There is also a side garden which could provide good further potential.

Broomside Lane is situated close to a range of local shops and amenities which are available within Belmont as well as nearby Carrville, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. Belmont is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South.



GROUND FLOOR

Entrance

Lounge

19'3 x 13'5 (5.87m x 4.09m)

Kitchen Diner

17'6 x 11'9 (5.33m x 3.58m)

Store Area

FIRST FLOOR

Bedroom

12'8 x 12'8 (3.86m x 3.86m)

Bedroom

9'7 x 6'7 (2.92m x 2.01m)

Bathroom/WC

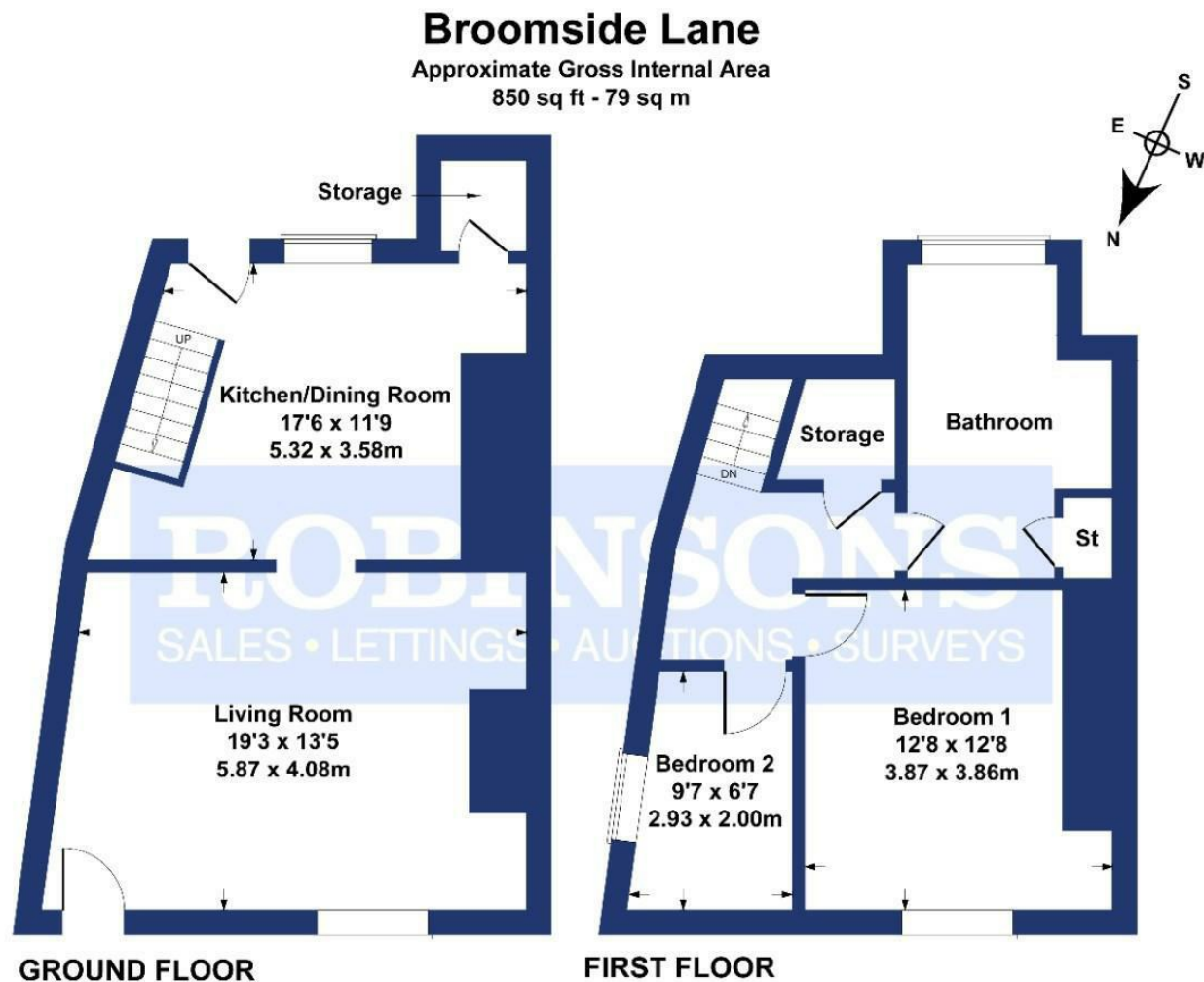
Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 5 Mbps, Superfast 32 Mbps, Ultrafast 9000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1621 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.







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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.