



Broomside Lane, Belmont, DH1 2QT  
2 Bed - House - Terraced  
Offers Over £110,000

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## Broomside Lane Belmont, DH1 2QT

Offered to the market with **\*\*no onward chain\*\***, this well-presented and deceptively spacious traditional terraced home combines period charm with modern comforts. Benefiting from gas central heating and double glazing throughout, the property is an excellent opportunity for first-time buyers, professionals, downsizers and buy-to-let investors alike.

The accommodation briefly comprises an entrance lobby leading into a bright and inviting lounge, with double doors opening through to a generous dining room, creating a superb space for both family living and entertaining. To the rear of the property is a stylish fitted kitchen, complemented by a contemporary family bathroom fitted with a white suite and WC.

To the first floor are two exceptionally spacious double bedrooms, both offering ample room for furnishings and enjoying plenty of natural light.

Externally, the property is set back from the road with a small low maintenance garden, while to the rear is an enclosed, courtyard style garden providing an ideal space for relaxing or outdoor dining. Beyond the rear courtyard, over the service lane, there is an area that has been used for off-road parking. Whilst this land is not included within the property's title, we are advised by the current owner that they have parked there for many years without issue.

Situated on the ever-popular Broomside Lane, the property is ideally located for a wide range of local amenities, including shops, schools and leisure facilities within Belmont and nearby Carrville. Durham City Centre lies approximately three miles away, offering an excellent selection of retail, dining and cultural attractions. The property also benefits from superb transport links, with the A1(M) motorway just a short drive away, providing convenient access to both the north and south, making it an ideal choice for commuters.









### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Broomside Lane

Approximate Gross Internal Area  
904 sq ft - 84 sq m



## 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               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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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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