



Broome Road, Carrville, DH1 1ND  
2 Bed - House - Semi-Detached  
£118,000

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**\* NO CHAIN \* WELL MAINTAINED \* MODERN KITCHEN AND SHOWER ROOM \* OFF-STREET PARKING \* LARGE REAR GARDEN \* BOILER APPROX 2.5 YEARS \***

Available with no onward chain, this well presented two bedroom semi-detached home is located on the traditionally popular Broome Road in Carrville. The property offers a bright and welcoming layout, comprising a spacious entrance hallway, a generous lounge/dining room, and an attractive, modern kitchen. To the first floor is a roomy landing, two well-proportioned bedrooms, and a stylish, refitted shower room with WC.

Externally, the property features gardens to both the front and rear, with the rear garden being particularly impressive in size, offering excellent potential for outdoor enjoyment. There is also off-street parking to the front.

Broome Road is ideally positioned for access to a range of local amenities including shops, schools, and health services. It is within walking distance of the Arnison Centre retail park and is well served by public transport links into Durham City and surrounding areas. The nearby A690 and A1(M) make it an excellent base for commuters. Popular with a variety of buyers, Carrville continues to attract strong interest thanks to its blend of convenience and residential tranquillity.



## GROUND FLOOR

### Hallway

### Lounge / Dining

19'4" x 11'9" (5.9 x 3.6)

### Kitchen

16'4" x 7'6" (5 x 2.3)

## FIRST FLOOR

### Landing

### Bedroom

10'2" x 10'2" (3.1 x 3.1)

### Bedroom

12'1" x 8'10" (3.7 x 2.7)

### Shower Room / WC

7'2" x 5'10" (2.2 x 1.8)

### Agent's Notes

Electricity Supply: Mains / solar panels on lease agreement

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast

10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,701 p.a

Energy Rating: B

The property has Solar Panels which are on a lease agreement.

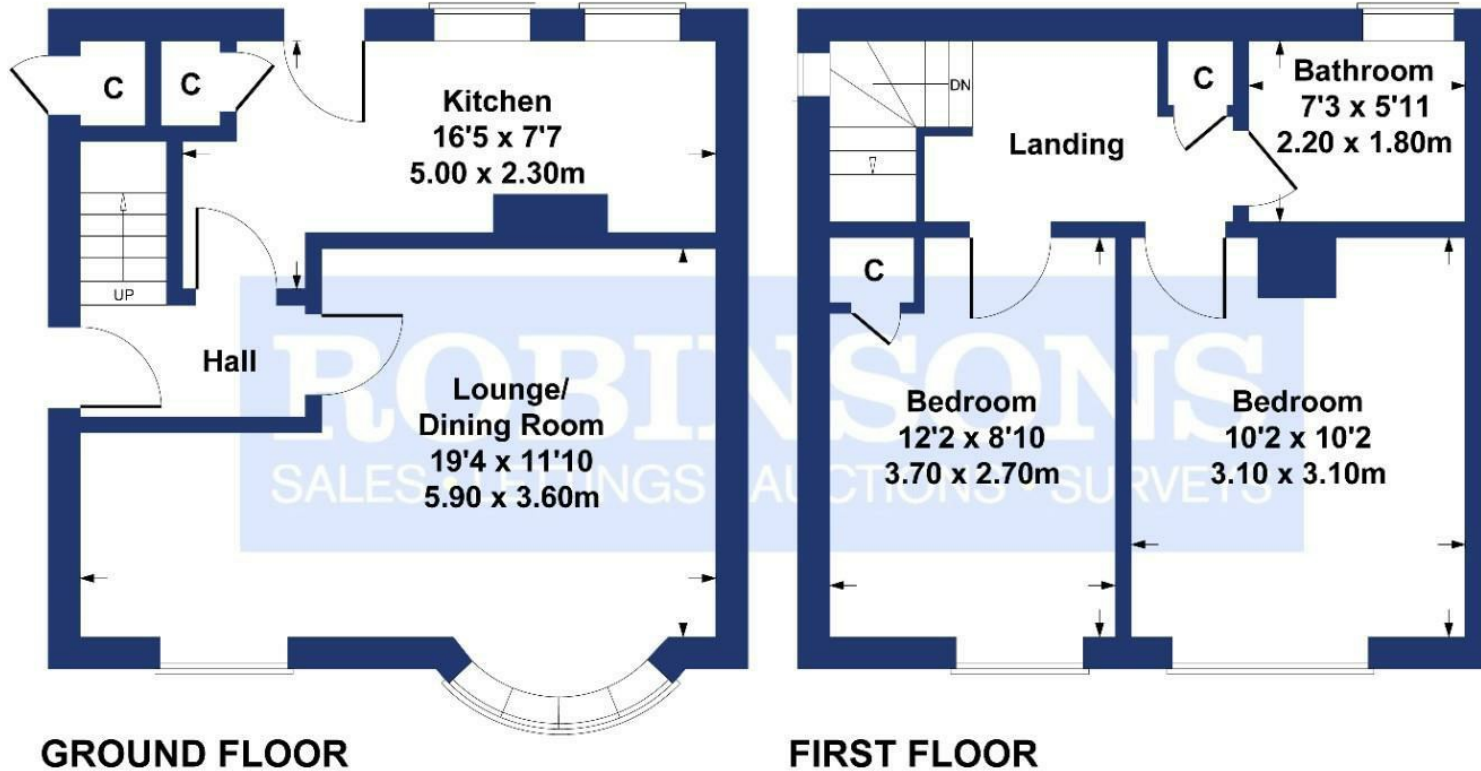
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





# Broome Road

Approximate Gross Internal Area  
710 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	83	85
(55-68)	D		
(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.