



High Street, Carrville, DH1 1AS
4 Bed - House - Mid Terrace
O.I.R.O £125,000

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High Street Carrville, DH1 1AS

No Upper Chain ** Spacious & Extended Floor Plan ** Large Rear Garden, Garage & Parking
** Popular & Convenient Location ** Amenities & Road Links ** Ideal Starter, Family or
Investment Property ** Upvc Double Glazing & GCH Via Combination Boiler ** Early Viewing
Advised **

The floor plan comprises: entrance hall, comfortable lounge, dining room, fitted kitchen with
door to the rear external. The first floor has large master bedroom, two further good sized
bedrooms and shower room/wc. The second floor has a good sized double bedroom with velux
window and storage. Outside the property occupies a convenient position with pleasant front
outlook and over the rear service lane, is parking, garage and large enclosed garden with sunny
aspect.

Located in the traditionally popular Carrville, the property offers excellent access to local
amenities, schools, recreational facilities and the Dragonville retail park. Commuters are also
well placed as the A1 and A690 are just a short drive, along with bus stops nearby.

Council tax band A - approx. £1469pa
EPC rating C











GROUND FLOOR

Entrance Hall

Lounge

15'04 x 15'04 (4.67m x 4.67m)

Dining Room

15'04 x 11'03 (4.67m x 3.43m)

Kitchen

15'04 x 8'0 (4.67m x 2.44m)

FIRST FLOOR

Bedroom

19'11 x 9'0 (6.07m x 2.74m)

Bedroom

12'07 x 7'06 (3.84m x 2.29m)

Bedroom

12'07 x 7'11 (3.84m x 2.41m)

Shower Room/WC

7'10 x 5'06 (2.39m x 1.68m)

SECOND FLOOR

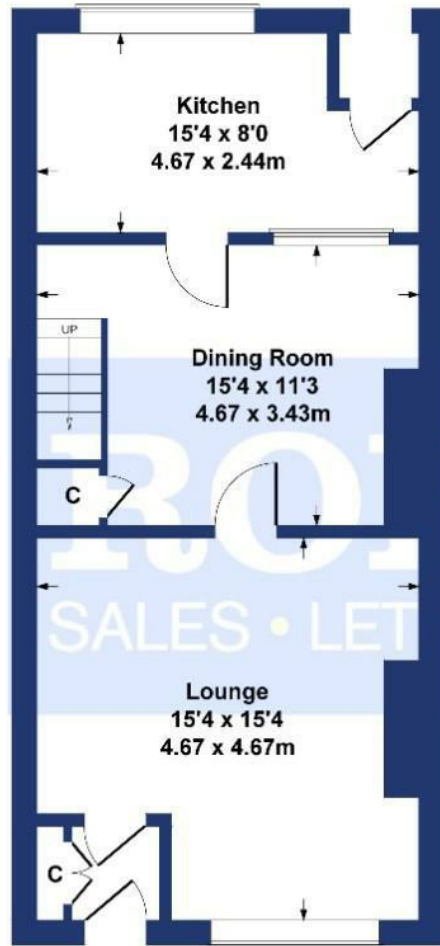
Bedroom

15'08 x 12'05 (4.78m x 3.78m)

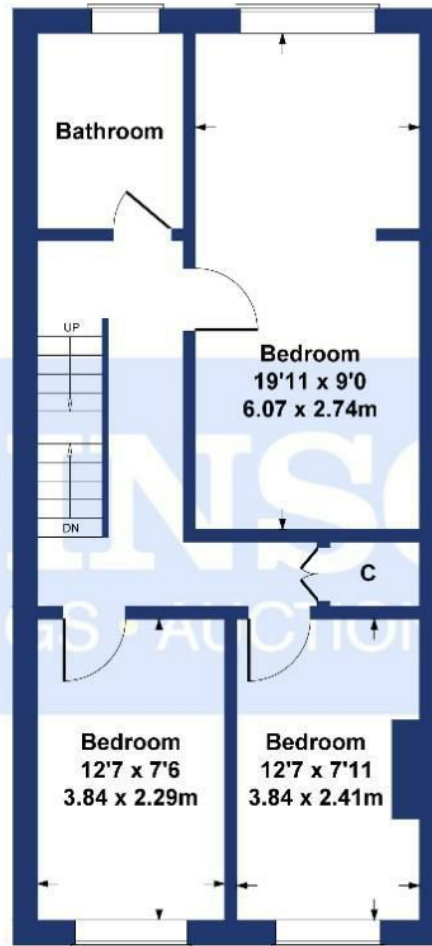


High Street

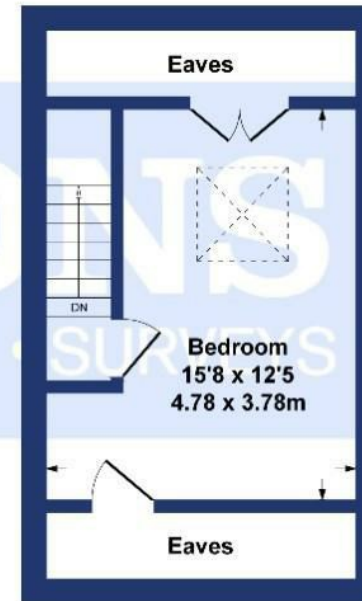
Approximate Gross Internal Area
1286 sq ft - 119 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		72	81
		EU Directive 2002/91/EC	

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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