Buckinghamshire Road, Belmont, DH1 2BE
4 Bed - House - Semi-Detached
O.I.R.O £275,000

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Buckinghamshire Road
Belmont, DH1 2BE

No Chain * Substantial Plot * Extended & Versatile * Popular Location * Solar Panels * Ample Parking *

Occupying a substantial plot in one of Belmont's most sought-after residential locations, this impressively extended and beautifully presented family home offers spacious, highly versatile accommodation ideal for growing families, multi-generational living, or those seeking annex-style accommodation.

Benefitting from gas central heating, double glazing, and solar panels for improved energy efficiency, the property combines practicality with flexible modern living.

The accommodation begins with an entrance porch leading into a welcoming hallway. The inviting lounge provides an excellent space to relax, whilst the separate dining room is ideal for family meals or entertaining. The well-appointed kitchen is complemented by a useful utility room, with a ground floor shower room adding further convenience.

A standout feature is the versatile extended ground floor accommodation, currently arranged as a generous bedroom/sitting room, offering excellent potential for annex-style living, guest accommodation, home working, or additional reception space.

To the first floor are three well-proportioned bedrooms, a family shower room, and separate WC.

Externally, the property occupies a generous plot with ample off-street parking for multiple vehicles, additional space to the side, and a garage. The enclosed rear garden enjoys a sunny aspect, providing a private space ideal for relaxing or entertaining.

Situated on Buckinghamshire Road, Belmont is a consistently popular location with excellent local amenities including shops, a post office, library, and doctor's surgery close by. Durham City Centre is approximately 3 miles away, offering a wider range of shopping and leisure facilities, whilst excellent access to the A690 and A1(M) provides superb commuting links north and south.

A superb opportunity to acquire a spacious and adaptable home in a prime Durham location.

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Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains / Solar panels
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 – Extended
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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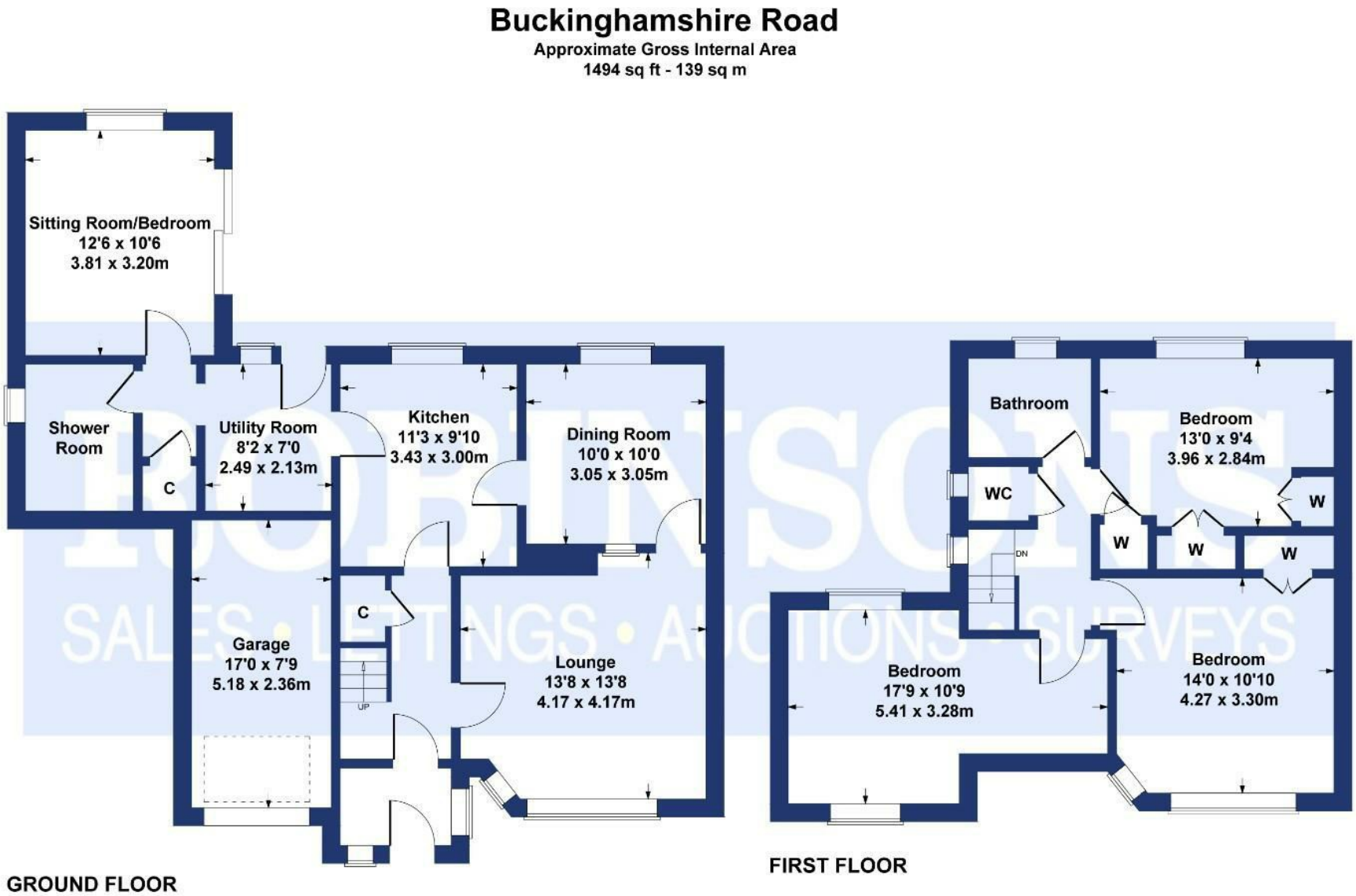
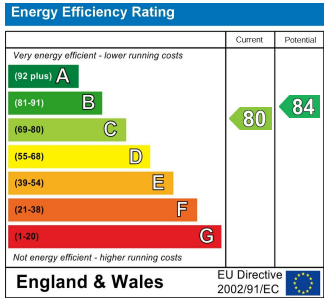
Buckinghamshire Road

Approximate Gross Internal Area
1494 sq ft - 139 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. 2024

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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