



Wantage Road, Carrville, DH1 1LP
4 Bed - House - Semi-Detached
O.I.R.O £210,000

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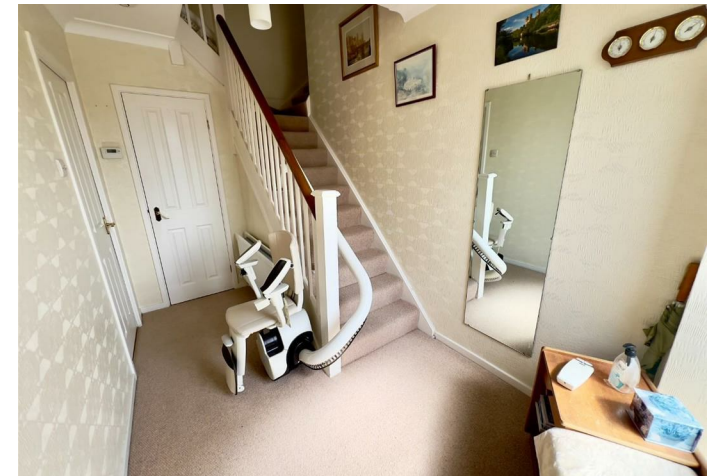
Wantage Road Carrville, DH1 1LP

No Upper Chain ** Spacious & Extended Floor Plan ** Good Further Potential ** Private Rear Aspect ** Ample Parking & Single Garage ** Well Presented & Maintained ** Upvc Double Glazing & GCH ** Early Viewing Advised **

The floor plan comprises: inviting entrance hallway, comfortable living room, extended dining room which overlooks the rear garden, spacious kitchen breakfast room, with seating area overseeing the rear garden and gives access to the single garage. The first floor has four bedrooms, bathroom and separate shower room. Outside the property occupies a pleasant position with well tendered gardens to the front and rear. The rear garden offers a high degree of privacy.

We are confident that this freehold property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.











GROUND FLOOR

Hallway

Lounge

13'02 x 12'04 (4.01m x 3.76m)

Dining Room

17'04 x 10'04 (5.28m x 3.15m)

Kitchen Breakfast Room

17'04 x 9'01 (5.28m x 2.77m)

Garage

22'05 x 7'02 (6.83m x 2.18m)

FIRST FLOOR

Bedroom

13'01 x 9'09 (3.99m x 2.97m)

Bedroom

11'09 x 7'02 (3.58m x 2.18m)

Bedroom

9'10 x 8'0 (3.00m x 2.44m)

Bedroom

8'10 x 8'04 (2.69m x 2.54m)

Bathroom/WC

7'02 x 6'03 (2.18m x 1.91m)

Shower Room/WC

7'10 x 6'06 (2.39m x 1.98m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3Mbps, Superfast 68Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161 p.a

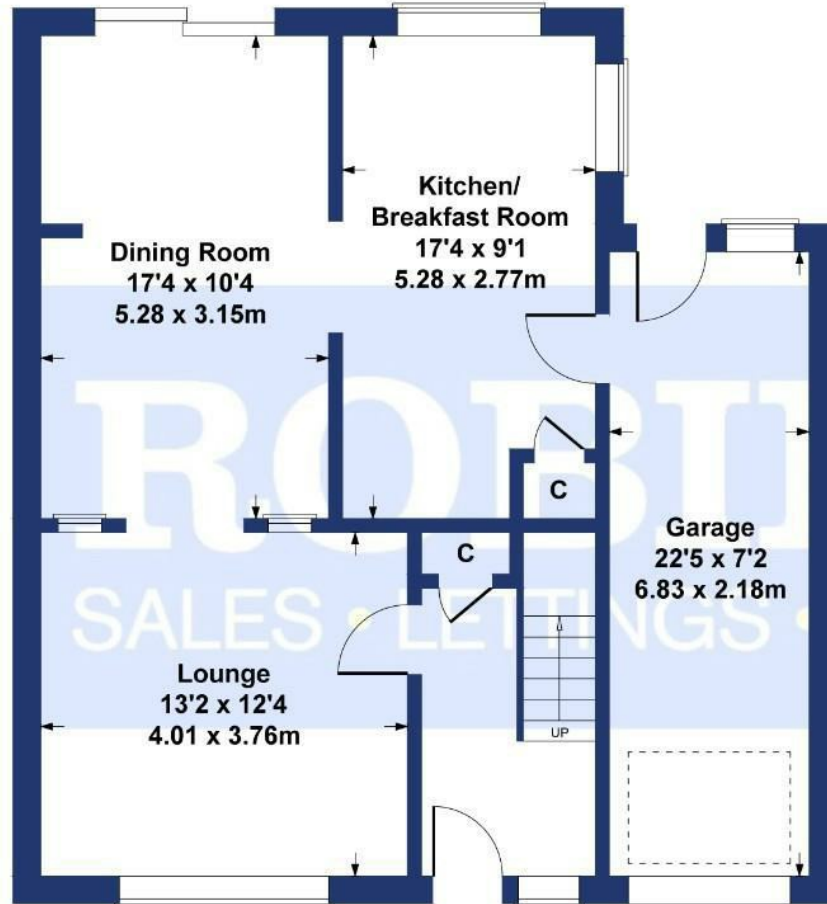
Energy Rating: D

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.

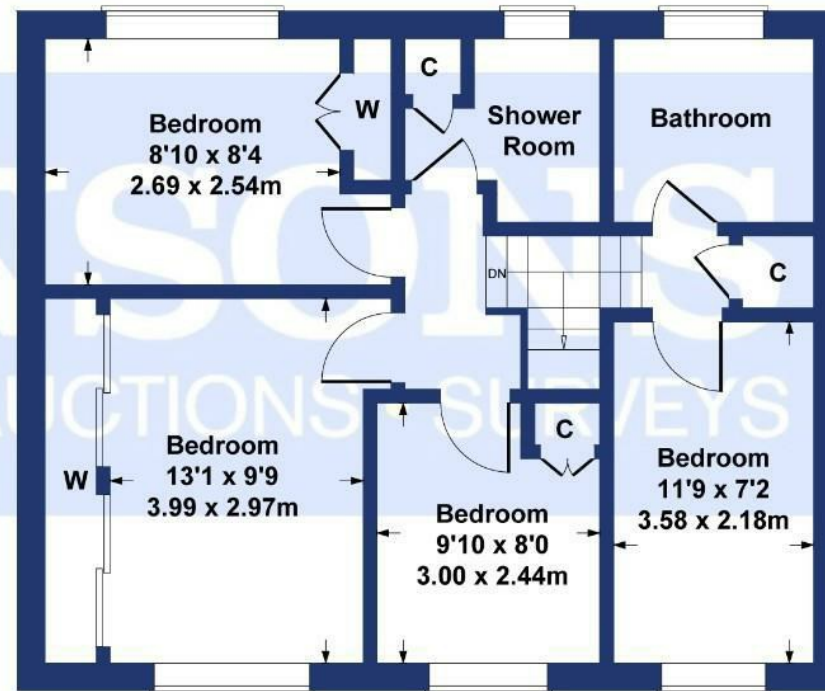
Wantage Road

Approximate Gross Internal Area
1391 sq ft - 129 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(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



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. 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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