



Devonshire Road, Belmont, DH1 2BJ  
4 Bed - House - Semi-Detached  
£250,000

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## Devonshire Road Belmont, DH1 2BJ

A well presented, extended and ideally located four bedroom semi-detached family home. The property should prove popular with a wide variety of potential purchasers.

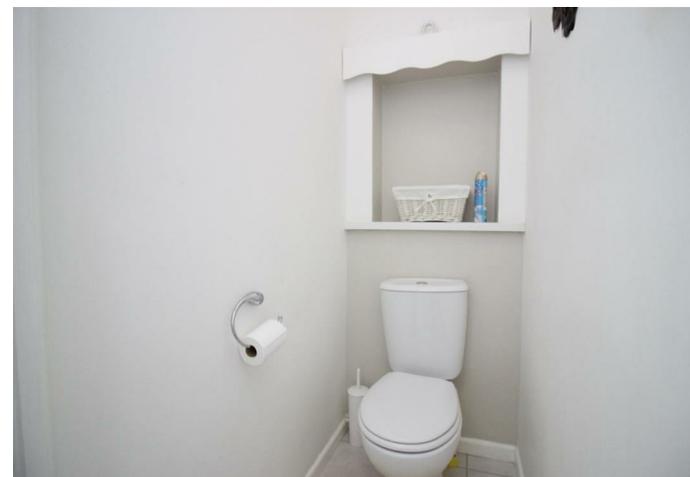
The floorplan briefly comprises of: porch, entrance hallway, comfortable lounge, separate dining area, attractive kitchen (only 3 years old), conservatory, utility room, and downstairs WC. On the first floor there are four spacious bedrooms, a bathroom, and a separate WC. Externally the property has a driveway and garden to the front, a garage, and a rear garden that should prove to be a sun trap in the summer months.

There is uPVC double glazing and gas fired central heating via combi boiler (only 2 years old).

Devonshire Road is conveniently situated for access to a good range of local neighbourhood shops, schools, public library, post office and doctors surgery which are all available within the development itself. More comprehensive shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Belmont is also conveniently situated for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange providing good road links to both North and South.

EPC Rating C

Council Tax Band C - Approx. £1959 PA













## GROUND FLOOR

Porch

Hallway

Lounge

14'5" x 13'9" (4.4 x 4.2)

Dining Room

10'5" x 9'10" (3.2 x 3 )

Kitchen

10'9" x 9'10" (3.3 x 3)

Conservatory

13'1" x 6'6" (4 x 2)

Utility Room

Downstairs WC

## FIRST FLOOR

Landing

Bedroom

14'5" x 11'5" (4.4 x 3.5)

Bedroom

13'1" x 9'2" (4 x 2.8)

Bedroom

24'11" x 6'10" (7.6 x 2.1)

Bedroom

8'6" x 8'2" (2.6 x 2.5)

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Separate WC

## EXTERNALLY

Garage

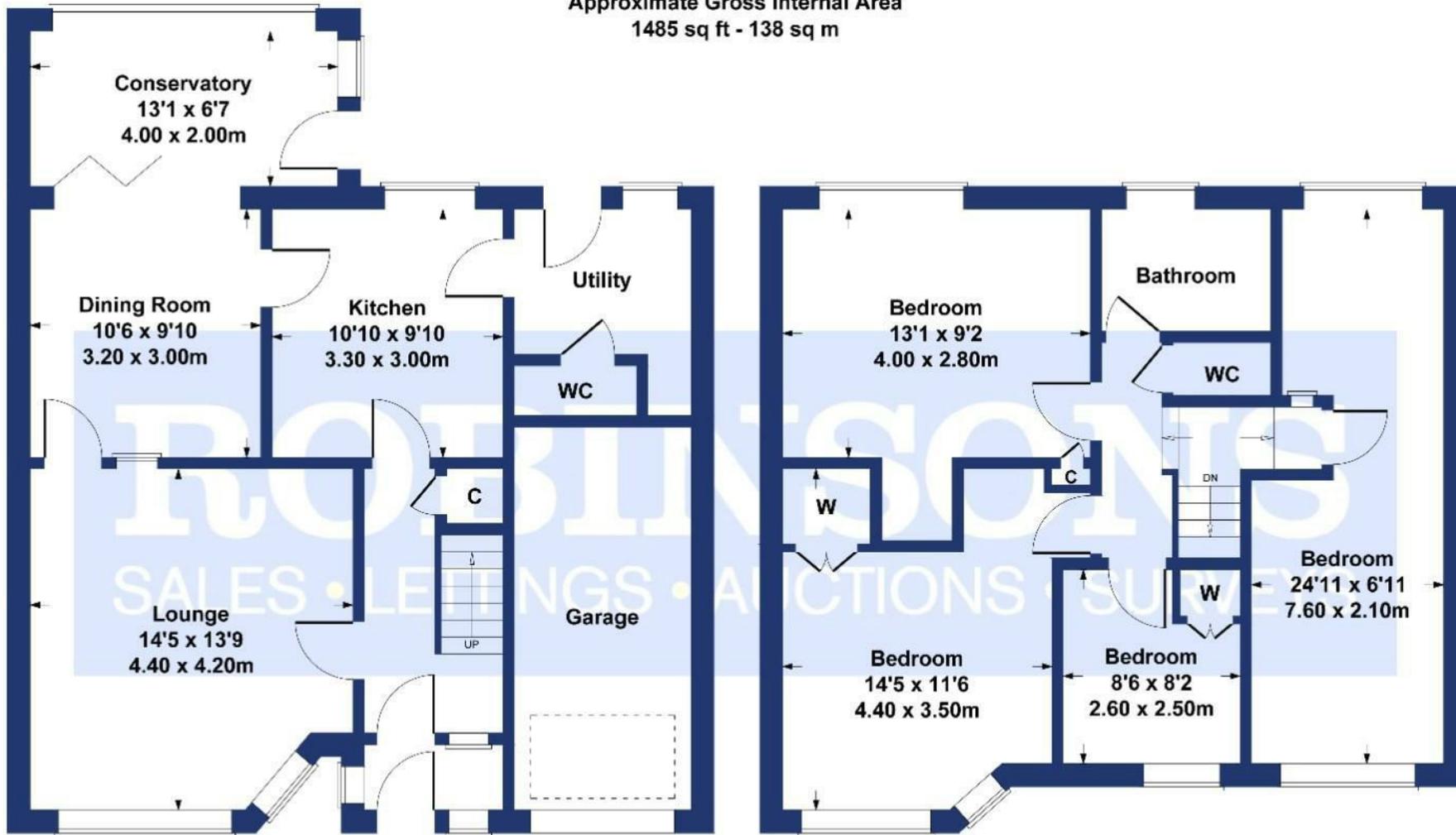




# Devonshire Road

Approximate Gross Internal Area  
1485 sq ft - 138 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C	72	81
(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. 2023

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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