



Fallsway, Carrville, DH1 1AZ  
3 Bed - House - Semi-Detached  
O.I.R.O £159,995

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Fallsway Carrville, DH1 1AZ

Stunning First or Family Home \*\* Private & Sunny Rear Aspect \*\* Parking & Detached Garage  
\*\* Upgraded Throughout \*\* Modern Re-Fitted Kitchen \*\* Upvc Double Glazing & GCH Via  
Combination Boiler \*\* Gardens \*\* Popular & Convenient Location \*\* Early Viewing is Advised \*\*

The floor plan comprises: entrance porch, comfortable and cosy lounge with wood burning stove, stunning open plan kitchen diner with a selection of integral appliances and French doors to the rear garden. The first floor has three bedrooms and family bathroom/WC with over bath shower. Outside, the property occupies a pleasant position with front and rear gardens. The front provides parking and side access to the detached garage. The rear garden has lawn and patio areas with a private and sunny aspect.

We are confident that this 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

### Entrance Porch

### Lounge

14'7 x 14'2 (4.45m x 4.32m)

### Kitchen Diner

14'7 x 10'0 (4.45m x 3.05m)

## FIRST FLOOR

### Bedroom

13'6 x 8'6 (4.11m x 2.59m)

### Bedroom

9'2 x 8'6 (2.79m x 2.59m)

### Bedroom

9'2 x 8'3 (2.79m x 2.51m)

### Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

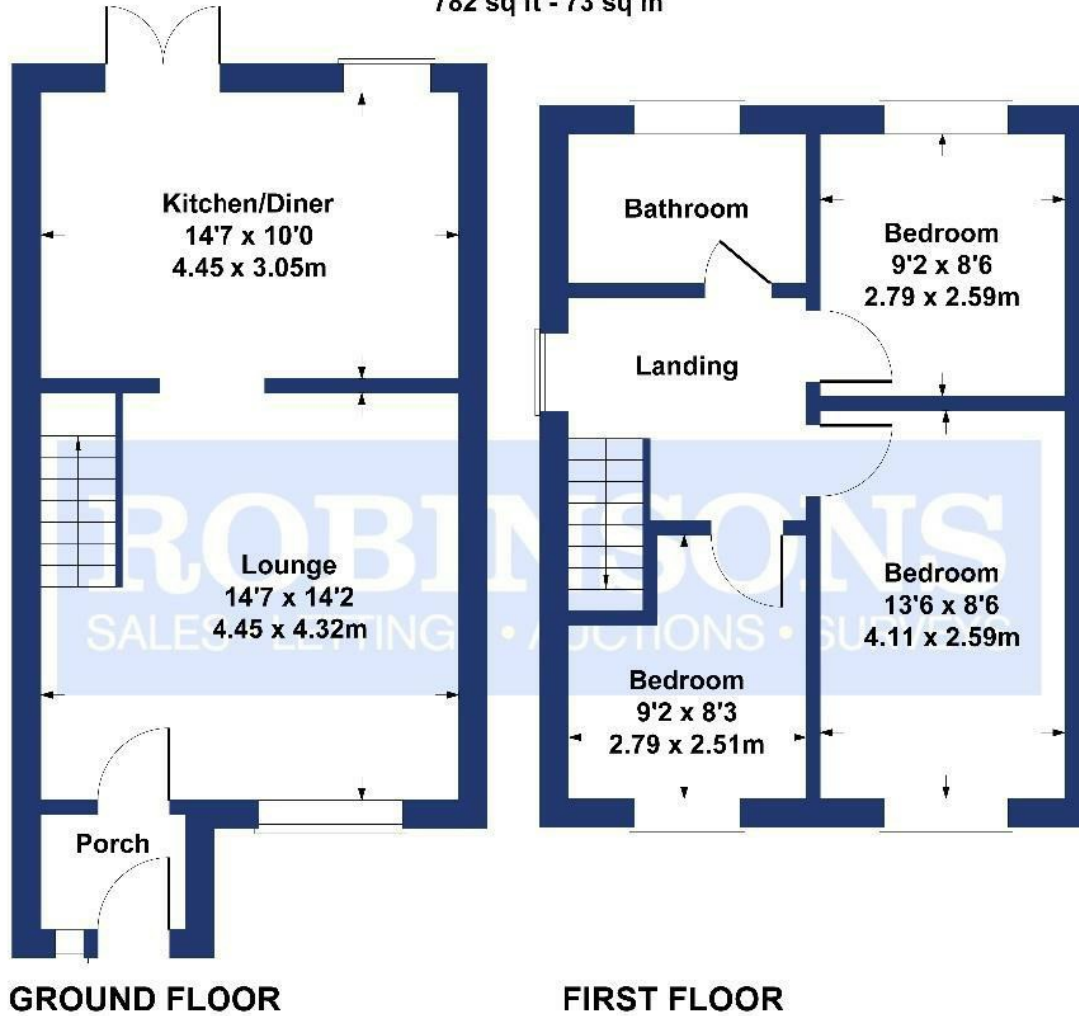
Energy Rating: TBC



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.

# Fallway

Approximate Gross Internal Area  
782 sq ft - 73 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(81-81) B			
(69-80) C		72	
(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	

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.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

