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Romney Drive, Carrville, DH1 1LS
2 Bed - Bungalow - Semi Detached
O.I.R.O £165,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Romney Drive Carrville, DH1 1LS

No Upper Chain ** Lovely Enclosed Rear Garden with Sunny Aspect ** Spacious Driveway ** Very Popular Location ** Access to Amenities & Good Road Links ** Competitive Price Due to Upgrading Required ** Good Potential ** Upvc Double Glazing & Electric Heating **

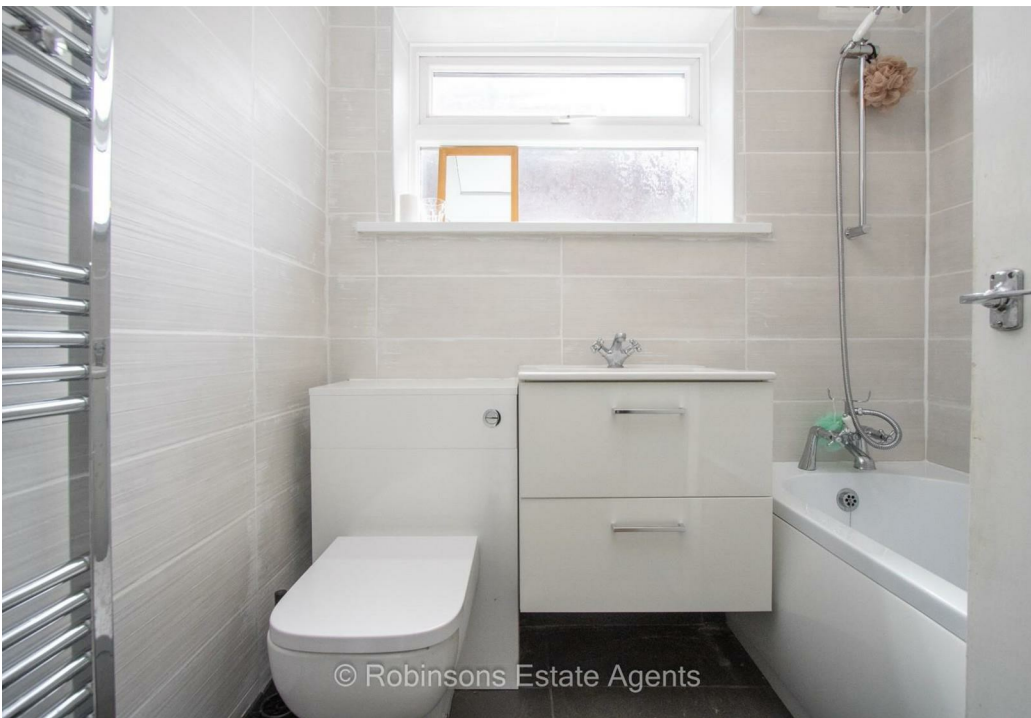
The floor plan comprises: entrance hallway, comfortable lounge with space for dining table and has French doors opening to the rear garden. The kitchen offers good space, overlooks the rear garden and has door access to the external. The two bedrooms are both good size and the bathroom/WC has been refitted with a modern white suite, including over bath shower. Outside, the property occupies a pleasant position with gardens front and rear. The front has a spacious driveway for parking and leads to the generous rear garden which offers a degree of privacy and sunny aspect.

Carrville is particularly well regarded for its day-to-day convenience, with a strong range of amenities that support an easy, practical lifestyle. Everyday shopping needs are well catered for, alongside a selection of cafés, takeaways and essential services, allowing most routines to be handled locally without the need for longer trips. Larger retail options are also easily accessible, giving buyers a good balance between neighbourhood convenience and broader choice.





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LOCATION

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Transport links are a key strength of the area. Carrville benefits from frequent and reliable bus services, providing straightforward access into Durham and surrounding areas. This makes it a practical option for those commuting or regularly travelling without relying entirely on a car.

Road connectivity is another major advantage. The nearby A1(M) motorway offers direct routes both north and south, making travel to larger regional centres simple and efficient. This supports access to key destinations such as Newcastle upon Tyne, Sunderland and Middlesbrough, all of which can be reached within a reasonable commuting distance.

For rail travel, nearby stations provide connections along the East Coast Main Line, enabling convenient journeys further afield, including direct links to major cities such as London and Edinburgh.

Overall, Carrville stands out for buyers who prioritise accessibility and convenience. With strong local amenities, reliable public transport, and excellent road links to Durham and beyond, it offers a well-connected base suited to both daily commuting and wider regional travel.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - No gas

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

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 – None known

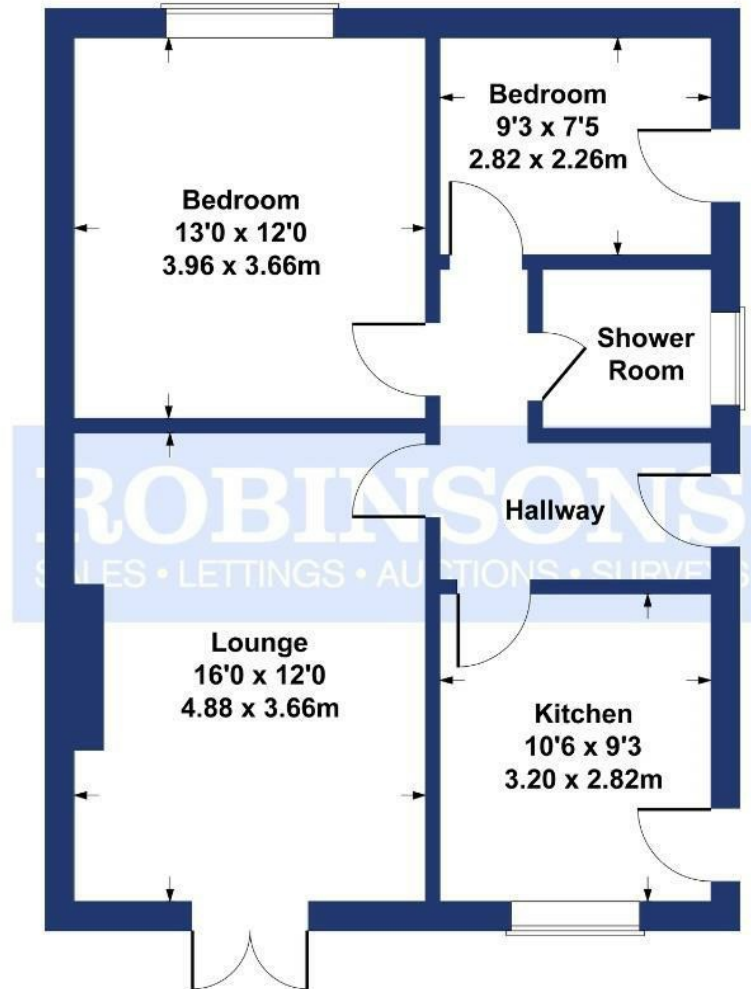
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Romney Drive

Approximate Gross Internal Area
641 sq ft - 60 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) 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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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