



Heatherdale Crescent, Belmont, DH1 2AP
3 Bed - Bungalow - Detached
£1,395 Per Calendar Month

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Heatherdale Crescent

Belmont, DH1 2AP

Front porch that includes a storage cupboard housing the solar panel inverters and battery. A solid oak door with Victorian-style stained glass opens into a spacious 19ft lounge with an adjoining dining area.

The extended kitchen is fitted with a comprehensive range of wall and base units, along with integrated cooking appliances including an electric induction hob and a Siemens double electric oven. An inner hall leads to a convenient W/C with hand wash basin, as well as a generous utility extension featuring a storage cupboard, a one-and-a-half bowl sink, a striking roof lantern, and two triple-glazed windows.

The property offers three well-proportioned bedrooms, with the main bedroom benefiting from built-in cupboards and additional bridging storage. A modern shower room completes the ground floor accommodation.

Externally, the front garden is lawned with mature planting, alongside a single detached garage and a double-width driveway. A further single driveway provides access to a Zappi EV charger, enabling direct charging from the solar panels. To the rear, the garden is predominantly paved with raised, well-stocked planters, complemented by a wooden storage shed and a greenhouse.

Additional features include gas central heating via a Baxi combination boiler, double glazing throughout, and a partially boarded loft with pull-down ladder access.

Heatherdale Crescent enjoys a highly convenient location, with a variety of neighbourhood shops, a post office, library, and doctors' surgery all within easy walking distance, right in the heart of the development. The nearby area of Belmont provides excellent access to Durham City Centre, situated just 3 miles away, where a wider selection of shopping, leisure facilities, and amenities can be found. The property is also ideally positioned for commuters, being located just off the A(690) Durham to Sunderland Highway, which connects directly to the A1(M) Motorway, offering excellent road links both north and south.











REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Agents Notes

Property Construction – Standard, non-traditional

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating/Electric/Oil

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>

Selective licencing area – no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.

Specifications

Council Tax Band - D Annual Cost - £2320.54

EPC Rating - B

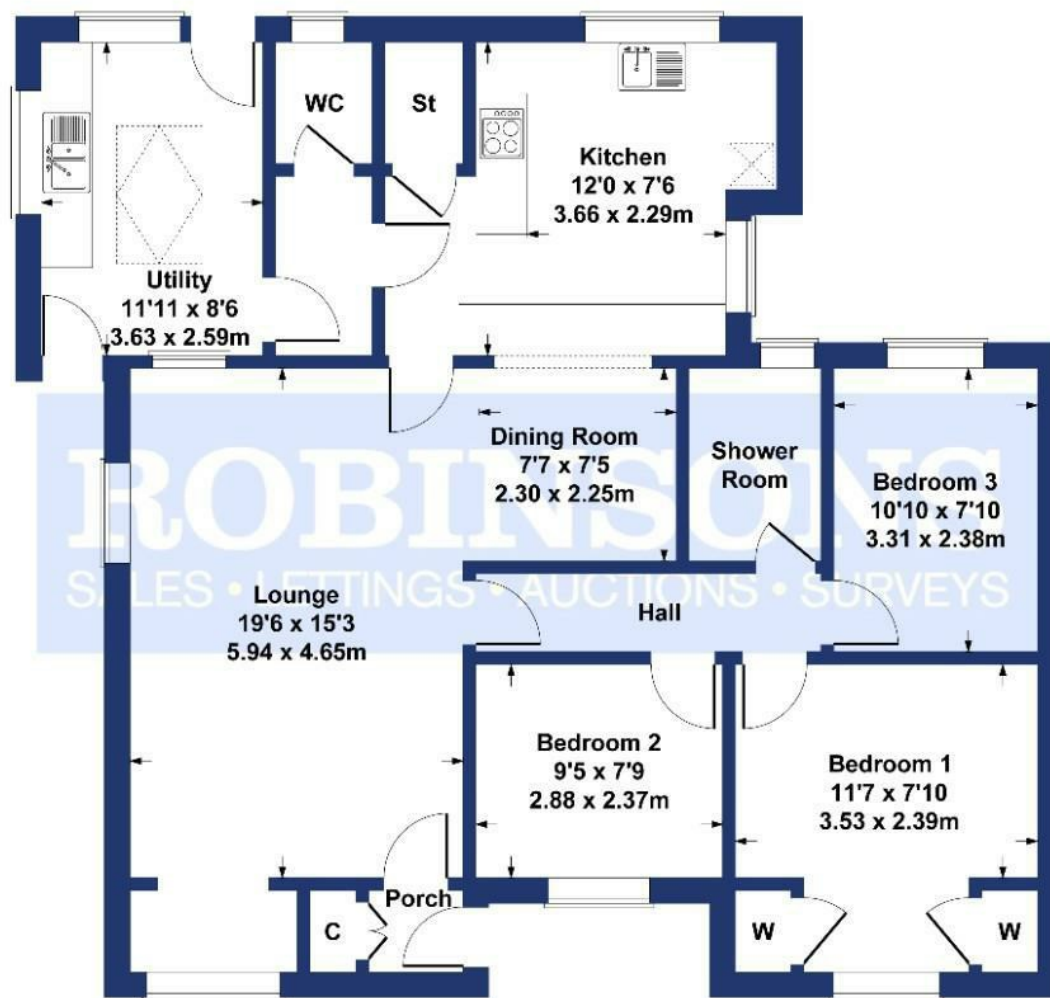
BOND £1,395 | MINIMUM 6 MONTHS TENANCY

Specifications - No Pets, No Smokers

Required Earnings: Tenant Income - £50,220 Guarantor Income (If Required) - £52,220

Heatherdale Crescent

Approximate Gross Internal Area
1109 sq ft - 103 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(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

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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