



## Eskdale Close

Belmont DH1 2UH

Offers In The Region Of £169,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Eskdale Close

Belmont DH1 2UH



- No chain involved
- EPC RATING - C
- Conservatory

- Two double bedrooms
- Close to local shops and amenities
- Gardens and garage

- Sought after location
- Easy access to Durham City
- Modern neutral decor

Available for sale with no chain involved, this well presented detached house with two double bedrooms, gardens and garage would be perfect for those looking to downsize or as a starter home. The property is situated in a sought after location within walking distance to a range of local shopping amenities and schools. It also has good road and public transport links to Durham City.

The floor plan comprises of a welcoming entrance hall, living room, comprehensively fitted kitchen with breakfast bar and conservatory. To the first floor are two double bedrooms and shower room/WC. Externally there are lawned gardens to the front and rear, a driveway for off street parking and detached garage. The property comes with UPVC double glazing and combi gas central heating.

Viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Hall

Welcoming hallway entered via UPVC double glazed door. With stairs leading to the first floor, a UPVC double glazed window to the side, laminate flooring and electric heater.

### Living Room

13'10" x 13'3" (4.24 x 4.04)

Having a UPVC double glazed window to the front, laminate flooring and radiator.

### Kitchen and Dining Room

13'10" x 7'10" (4.24 x 2.40)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and gas hob, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window, a breakfast bar, tiled splashbacks, radiator and combi gas central heating boiler.

### Conservatory

11'3" x 5'6" (3.45 x 1.70)

With UPVC double glazed windows, UPVC double glazed door to the rear garden, laminate flooring and radiator.

## FIRST FLOOR

### Landing

With UPVC double glazed window to the side and access to the loft.

### Bedroom One

13'10" x 10'4" (4.24 x 3.17)

Generous double bedroom with two UPVC double glazed windows to the front, a built in wardrobe and radiator.

### Bedroom Two

10'11" x 7'9" (3.33 x 2.37)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

6'7" x 5'8" (2.03 x 1.74)

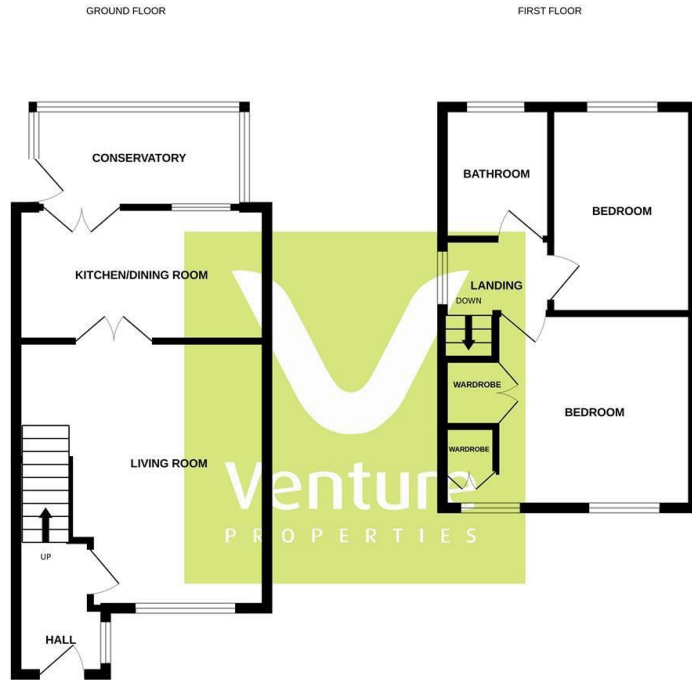
Comprising of a cubicle with mains fed shower, pedestal wash basin, WC, tiled walls, extractor fan, heated towel rail and UPVC double glazed opaque window to the rear.

## EXTERNAL

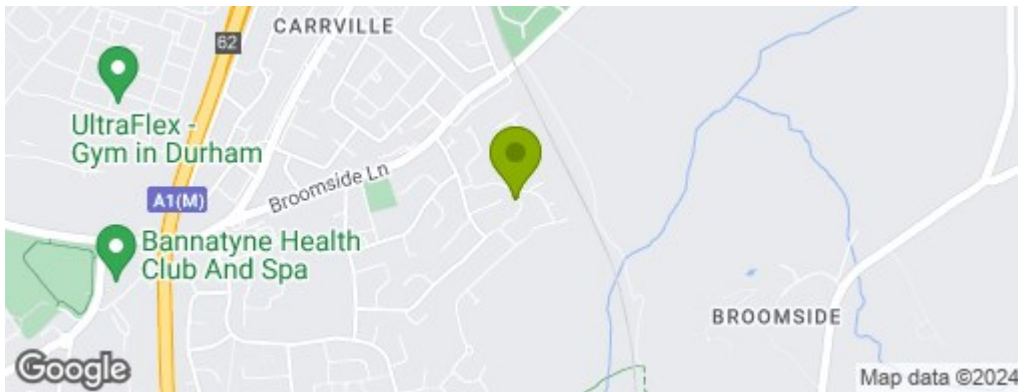
To the front of the property is a lawned garden and driveway for off street parking, leading to the garage. At the rear is an enclosed garden with lawn and patio area.

### Garage

Detached single garage with up and over door, power and lighting.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Ventroplan ©2024



## Property Information

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - B

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