



Newlands Road

Belmont DH1 1AP

Offers In The Region Of £195,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Newlands Road

Belmont DH1 1AP



- Available with no onward chain
- EPC RATING - E
- Two further reception rooms

- Large ground floor extension
- Three well proportioned bedrooms
- Combi gas central heating

- Corner plot with gardens to three sides
- Open plan garden/family room
- Sought after location close to local amenities

Venture Properties are delighted to offer the opportunity to purchase this extended semi detached house with spacious living accommodation and gardens to three sides, perfectly suited to family buyers.

The welcoming entrance hallway leads to a generous living room and a dining room, a large open plan garden/family room which spans across the rear of the property and provides a flexible space which can be used to suit the needs of any buyer and through to the kitchen and useful utility room. To the first floor there are three well proportioned bedrooms including two generous doubles, as well as the family bathroom. Externally the property enjoys a corner plot with gardens to three sides, a driveway providing off street parking and garage.

The property is situated in a sought after location within Belmont, close to a range of local facilities and shops, as well as highly regarded primary and secondary schools. There is excellent access in to Durham City and to both the A1(M) and A690 for travel across the region.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

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

Living Room

14'4" x 13'3" (4.39 x 4.06)

Spacious reception room with a UPVC double glazed window to

the front, feature fireplace, coving and two radiators. Open plan to the dining room.

Dining Room

With double doors to the family/garden room, coving and Amtico flooring.

Family/Garden Room

An excellent addition to the property providing a flexible space which can be used to suit the needs of any buyer. Open plan to the kitchen, making it the perfect space for family living and entertaining.

Having UPVC double glazed windows to the rear and side, french doors opening to the garden, coving, two radiators and Amtico flooring.

Kitchen

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in double oven and hob with extractor over, as well as an integrated dishwasher and microwave. Having tiled splashbacks and floorings, coving and a pantry cupboard.

Utility Room

With fitted wall and floor units, worktop with stainless steel sink unit, plumbing for a washing machine, wall mounted combi gas central heating boiler (installed 31/8/2023), UPVC double glazed window and door to the rear garden.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side, storage cupboard, coving and access to the loft (insulation 300ml).

Bedroom One

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes, coving and radiator.

Bedroom Two

Double bedroom with a UPVC double glazed window to the rear, coving and radiator.

Bedroom Three

Further well proportioned bedroom with a UPVC double glazed window to the front, fitted wardrobes, storage cupboard, coving and radiator.

Bathroom/WC

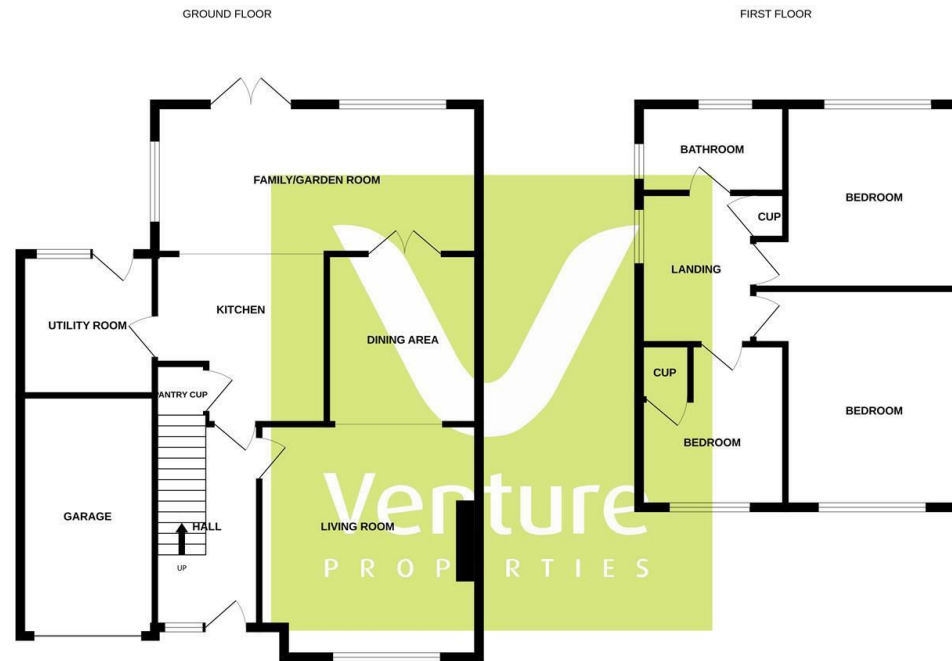
Comprising of a bath with mixer shower, hand wash basin set to a vanity unit and WC. Having tiled splashbacks and flooring, recessed spotlighting, radiator and UPVC double glazed opaque windows to the rear and side.

EXTERNAL

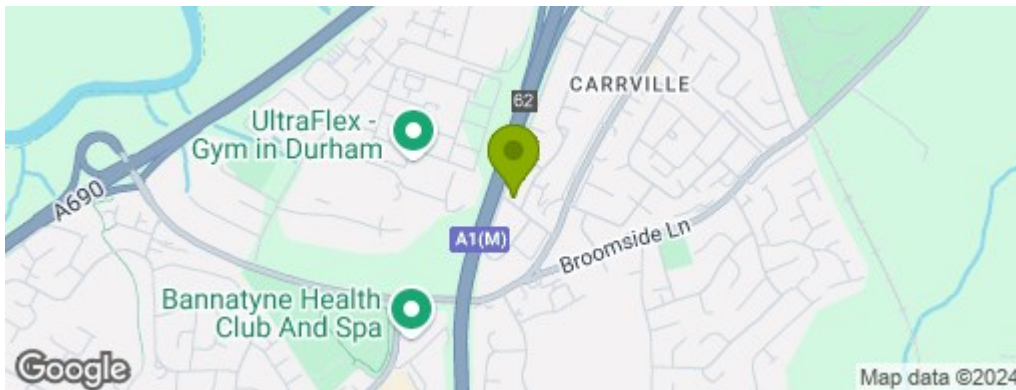
The property enjoys a corner plot with well maintained gardens to the front, side and rear. Double gates provide access to a block paved driveway for off street parking and to the rear are two patio areas.

Garage

Attached single garage with up and over door.



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.
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Property Information

EPC RATING - E TENURE - FREEHOLD COUNCIL TAX BAND - C

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