



## Derbyshire Drive

Belmont DH1 2DN

Offers Over £190,000





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# Derbyshire Drive

Belmont DH1 2DN



- No chain involved
- EPC RATING - B
- Lots of potential

- Sought after cul de sac
- Solar panels
- Sensibly priced

- Not overlooked to the rear
- In need of some cosmetic improvement
- Three bedrooms

Available for sale with no chain involved, this three bedroom semi detached house is situated in a rarely available cul de sac within the sought after location of Belmont. Not overlooked to the rear and bordering on to fields, the property is located within walking distance to a selection of local amenities including shops and schools and also within easy reach of Durham City and road links for commuting.

The property should prove economical to run with solar panels lowering your bills and providing additional income. The current floor plan which is in need of some cosmetic improvement comprises of an entrance hall, living room with feature fireplace, open plan kitchen and dining room and additional utility room. To the first floor are two double bedrooms, a further well proportioned single bedroom and refitted shower room. Externally there is a driveway with electric car charging point leading to the garage and an enclosed, low maintenance garden to the rear.

Offering lots of potential, early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. With a side window and stairs leading to the first floor.

### Living Room

15'8" x 13'3" (4.78 x 4.05)

Spacious reception room with a UPVC double glazed window to the front, feature fireplace and radiator.

## Open Plan Kitchen and Dining Room

16'6" x 8'0" (5.04 x 2.44)

An open plan kitchen and dining room which is perfect for modern living and entertaining. In need of some updating, allowing any purchaser the opportunity to create their dream kitchen.

Currently fitted with a range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap and an electric cooker. Further features include two UPVC double glazed windows to the rear, laminate flooring and radiator and large understairs storage cupboard.

## Utility Room

9'6" x 7'4" (2.90 x 2.24)

With ample space for appliances, wall mounted combi boiler, radiator and UPVC double glazed window and door to the rear garden.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window to the side.

### Bedroom One

12'4" x 9'10" (3.77 x 3.00)

Double bedroom with a UPVC double glazed window to the front, radiator and storage cupboard.

### Bedroom Two

14'7" x 9'10" (4.47 x 3.00)

Double bedroom with a UPVC double glazed window to the rear, radiator and a range of fitted bedroom furniture.

## Bedroom Three

8'0" x 6'5" (2.45 x 1.96)

Further well proportioned single bedroom with a UPVC double glazed window to the front and radiator.

## Bathroom/WC

7'7" x 6'4" (2.32 x 1.95)

A modern refitted bathroom comprising of a walk-in shower, hand wash basin set to a vanity unit and WC. With tiled splashbacks, a vanity cabinet, recessed spotlighting, extractor fan, a heated towel rail and UPVC double glazed 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. There is a useful electric car charging point available.

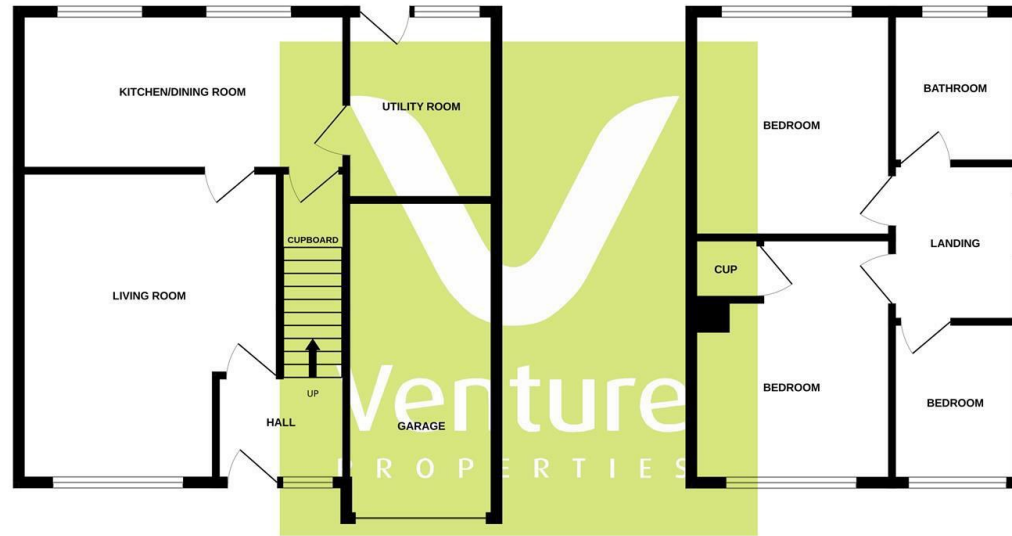
At the rear is an enclosed garden which is not directly overlooked as it backs on to fields. Designed for easy maintenance with a large patio area with awning, artificial lawn, borders and shed. There is side access to the property.

## Garage

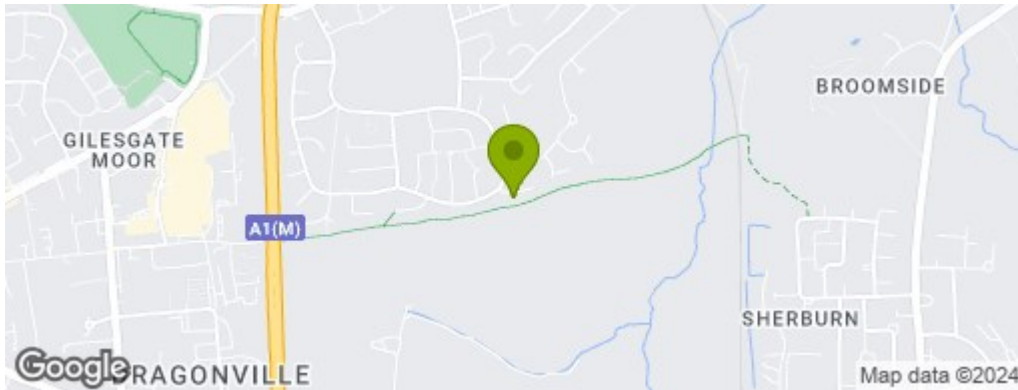
Having an up and over door, power and lighting.

GROUND FLOOR

FIRST FLOOR



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 - B TENURE - FREEHOLD COUNCIL TAX BAND - C

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