



Langdale Crescent, Carrville, DH1 1AN  
3 Bed - Bungalow - Semi Detached  
Offers Over £190,000

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**Pleasantly Situated Three Bedroom Semi Detached Dorma Style Bungalow \*\* Spacious Extended Floor Plan \*\* Well Presented Throughout \*\* Ample Parking \*\* Gardens \*\* Double Glazing & GCH \*\* Popular & Convenient Location \*\* Good Local Amenities & Road Links \*\* Early Viewing Advised \*\***

The floor plan briefly comprises: entrance hallway, comfortable lounge, modern fitted kitchen, two bedrooms, one of which is currently used as a dining room. The converted attic space is accessed via fixed stairs from the main hallway, and leads to a useful reception/study space and the third bedroom which has wash and wc facilities. Outside there are front and rear gardens and ample parking via driveway.

Langdale Crescent is a pleasant cul-de-sac situated close to bus routes and within walking distance of a good range of everyday facilities and amenities. These include post office, public library, doctors surgery and schools for all age groups. Belmont/Carrville is well placed for commuting purposes being approximately 3 miles from Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available. It is also well placed for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.



## Hallway



## Lounge

15'7" x 12'8" (15'07" x 12'08") (4.75 x 3.86)



## Kitchen

12'8" x 8'11" (3.86 x 2.72)

## Bedroom/Dining Room

11'11" x 11'7" (3.63 x 3.53)

## Bedroom

10'0" x 9'10" (3.05 x 3.00)

## Shower Room/Wc

8'8" x 5'9" (8'08" x 5'09") (2.64 x 1.75)

## First Floor

### Bedroom

13'9" x 12'5" (13'09" x 12'05") (4.19 x 3.78)

### Reception/Study Space

13'8" x 9'0" (4.17 x 2.74)



Tenure - Freehold

## Council Tax Band C - Approx. £1901 PA

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 51 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £1901 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.





# Langdale Crescent, Carrville

Approximate Gross Internal Area  
975 sq ft - 91 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	81
		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.