



High Street, Carrville, DH1 1AS  
3 Bed - House - Terraced  
Offers Over £119,995

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# High Street Carrville, DH1 1AS

No Upper Chain \*\* Popular & Convenient Location \*\* Recently Refurbished \*\* Modern Kitchen With A Range of Appliances \*\* Ideal Starter or Family Home \*\* Must Be Viewed \*\*

Explore this elegantly refurbished terraced family residence located on the prominent High Street, Carrville, on the outskirts of Durham City. Recently updated to an impressive standard, this abode provides a contemporary, snug living environment.

Step into a welcoming lounge that establishes the home's inviting atmosphere. The adjacent dining area seamlessly transitions into the newly installed kitchen, boasting chic, functional dark high gloss cabinets and a selection of integrated appliances.

On the upper floor, three generously proportioned bedrooms and a freshly installed family bathroom ensure comfort and ease. The residence enjoys superb bus links to various cities and convenient access to local amenities, making it an ideal option for families or commuters. The property does not have a garden.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city center is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.

















## Ground Floor

### Living Room

15'7 x 14'9 (4.75m x 4.50m)

### Dining Room

16'2 x 11'3 (4.93m x 3.43m)

### Kitchen

15'8 x 6'11 (4.78m x 2.11m)

## First Floor

### Bedroom 1

15'5 x 10'6 (4.70m x 3.20m)

### Bedroom 2

12'1 x 7'8 (3.68m x 2.34m)

## Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 77 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1544 p.a

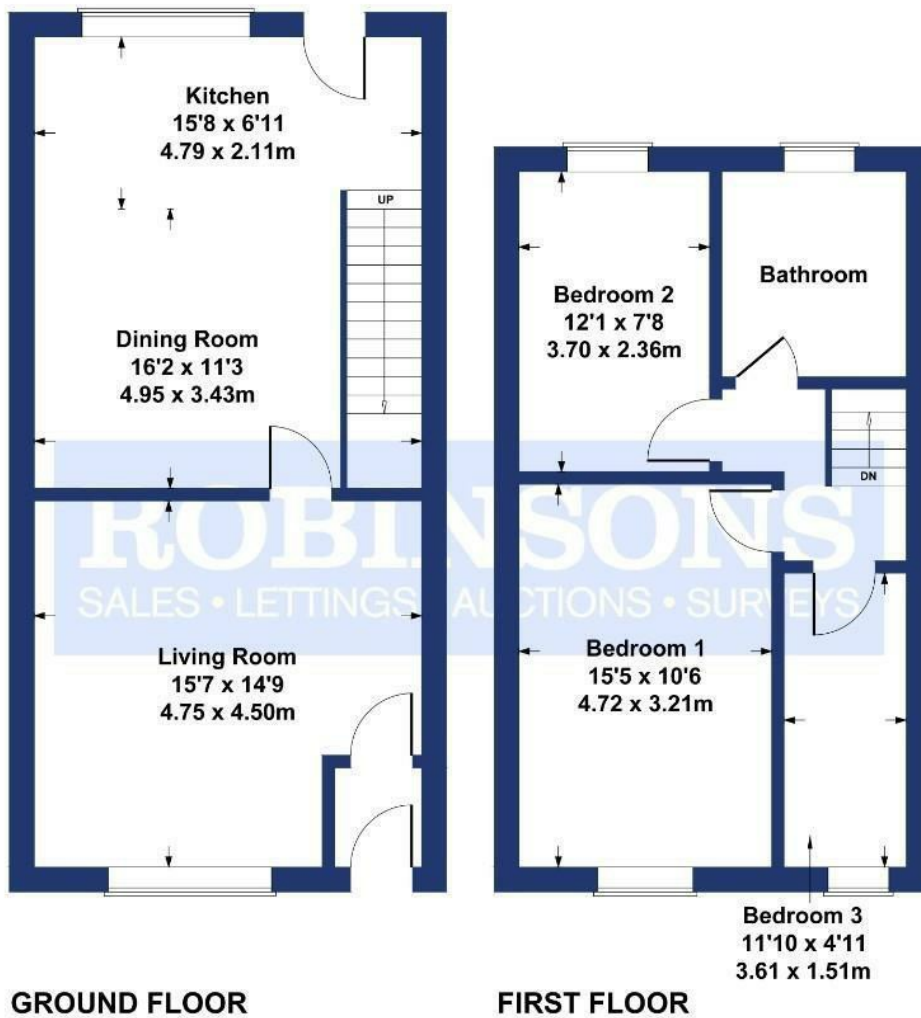
Energy Rating: C



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.

# High Street

Approximate Gross Internal Area  
957 sq ft - 89 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-81)	B		
(69-80)	C	69	
(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

**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. 2023

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. Robinssons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinssons staff may benefit from referral incentives relating to these services.





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