



Eskdale Close, Belmont, DH1 2UH  
2 Bed - House - Detached  
£165,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



## Eskdale Close Belmont, DH1 2UH

No Upper Chain \*\* Ideal Starter or Small Family Home \*\* Well Presented & Pleasantly Situated  
\*\* Very Popular & Convenient Location \*\* Ample of Street Parking \*\* Enclosed Rear Garden  
with Sunny & Private Aspect \*\* Detached Garage \*\* Early Viewing Advised \*\*

The layout of the residence encompasses an inviting entrance hallway leading to a comfortable lounge, complemented by double doors opening into the modern kitchen and dining area. Installed in 2014, the kitchen boasts integrated appliances such as a fridge freezer, oven, and hob, with the electrics being updated at the same time. Additionally, there's ample space for a small dining table and chairs. Ascending to the first floor reveals two double bedrooms, one featuring fitted wardrobes. The main bathroom showcases an attractive white suite complete with a shower cubicle, wash basin, and WC. Externally, the property enjoys a favourable position within a sought-after development. Surrounding the dwelling are gardens to the front and rear, with the latter offering a sunny and secluded ambiance. Ample parking is provided by the expansive patterned concrete driveway, leading to the detached garage equipped with cold water, power and lighting.

Further benefits include upvc double glazing, gas central heating via a combination boiler, which we are advised was installed in September 2020 and under warranty until September 2032.

Eskdale Close is conveniently situated for access to a good range of local neighbourhood shops, schools, public library, post office and doctors surgery which are all available within the development itself. More comprehensive shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Belmont is also conveniently situated for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange providing good road links to both North and South.



















## GROUND FLOOR

### Entrance Hallway

#### Lounge

13'2 x 10'11 (4.01m x 3.33m)

#### Kitchen Diner

14'1 x 7'8 (4.29m x 2.34m)

## FIRST FLOOR

#### Bedroom

13'9 x 10'4 (4.19m x 3.15m)

#### Bedroom

10'11 x 7'8 (3.33m x 2.34m)

### Shower Room/WC

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 68 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

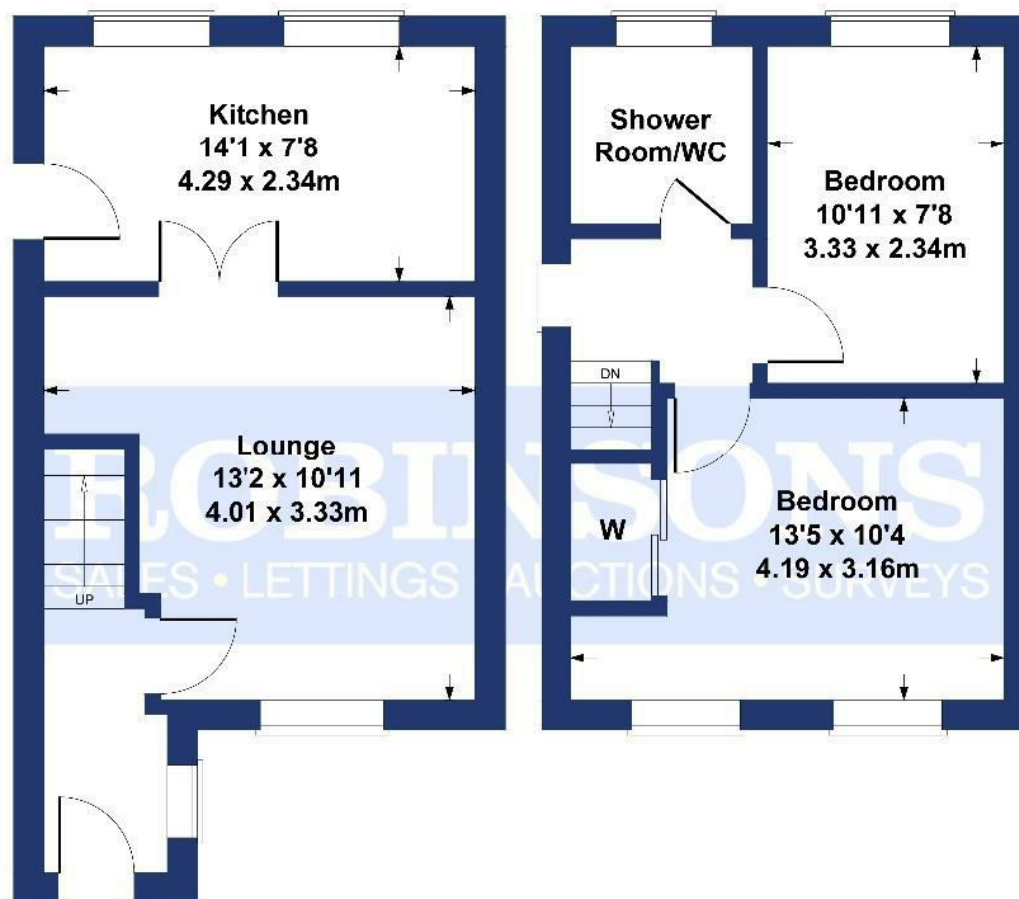
Council Tax: Durham County Council, Band B - Approx. £1891 p.a

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.

# Eskdale Close

Approximate Gross Internal Area  
623 sq ft - 58 sq m



GROUND FLOOR

FIRST FLOOR

## 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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

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





1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

