



Buckinghamshire Road, Belmont, DH1 2BE  
3 Bed - House - Detached  
O.I.R.O £235,000

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# Buckinghamshire Road Belmont, DH1 2BE

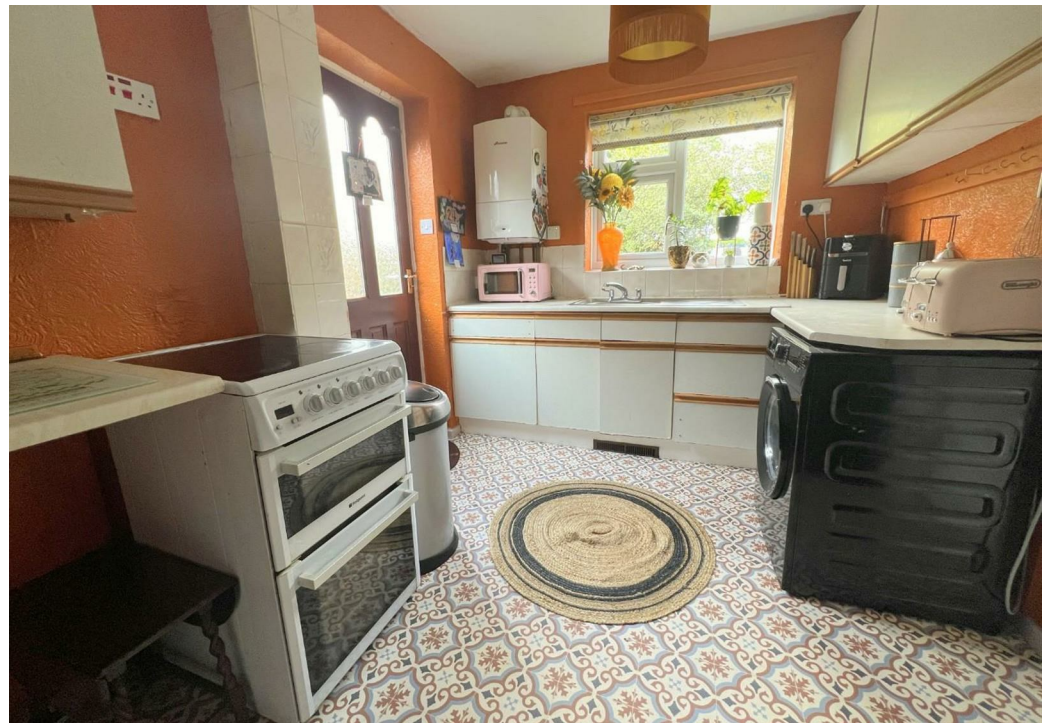
Ideal Family Home \*\* Fantastic Further Potential \*\* Private Rear Aspect \*\* \*\* Gardens, Garage & Ample Parking \*\* Very Popular & Convenient Location \*\* Re-Fitted Bathroom \*\* GCH & Double Glazing \*\* Early Viewing Advised \*\*

The layout of the house includes: an entrance porch, a welcoming hallway, a cosy through lounge and dining room with patio doors to the rear garden. The kitchen has a range of units and door to the side external. The first floor has three bedrooms and a remodelled and re-fitted family bathroom/WC. Outside, the property is ideally situated with gardens both front and rear. The front garden features ample driveway parking leading to the single-car garage, while the rear garden is generously sized, enclosed for privacy, and includes lawn and patio areas.

Buckinghamshire Road, situated in the sought-after Belmont area of Durham, offers a very convenient living experience. This charming location boasts convenient proximity to local bus routes and a wide array of everyday conveniences within the development itself, including a post office, public library, doctors' surgery, and schools catering to all age groups.

Belmont enjoys an advantageous position for commuters, as it is only approximately 3 miles away from Durham City Centre, where you can access a comprehensive range of shopping and recreational opportunities. Furthermore, it provides excellent commuting options, as it is just a short drive from the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange at Carrville, offering efficient road connections to both the North and South.











## GROUND FLOOR

Entrance Porch

Hallway

Through Lounge Diner

24'11 x 12'2 (7.59m x 3.71m)

Kitchen

14'8 x 8'0 (4.47m x 2.44m)

## FIRST FLOOR

Bedroom

13'7 x 11'7 (4.14m x 3.53m)

Bedroom

11'6 x 10'0 (3.51m x 3.05m)

Bedroom

10'1 x 6'10 (3.07m x 2.08m)

Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 45 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

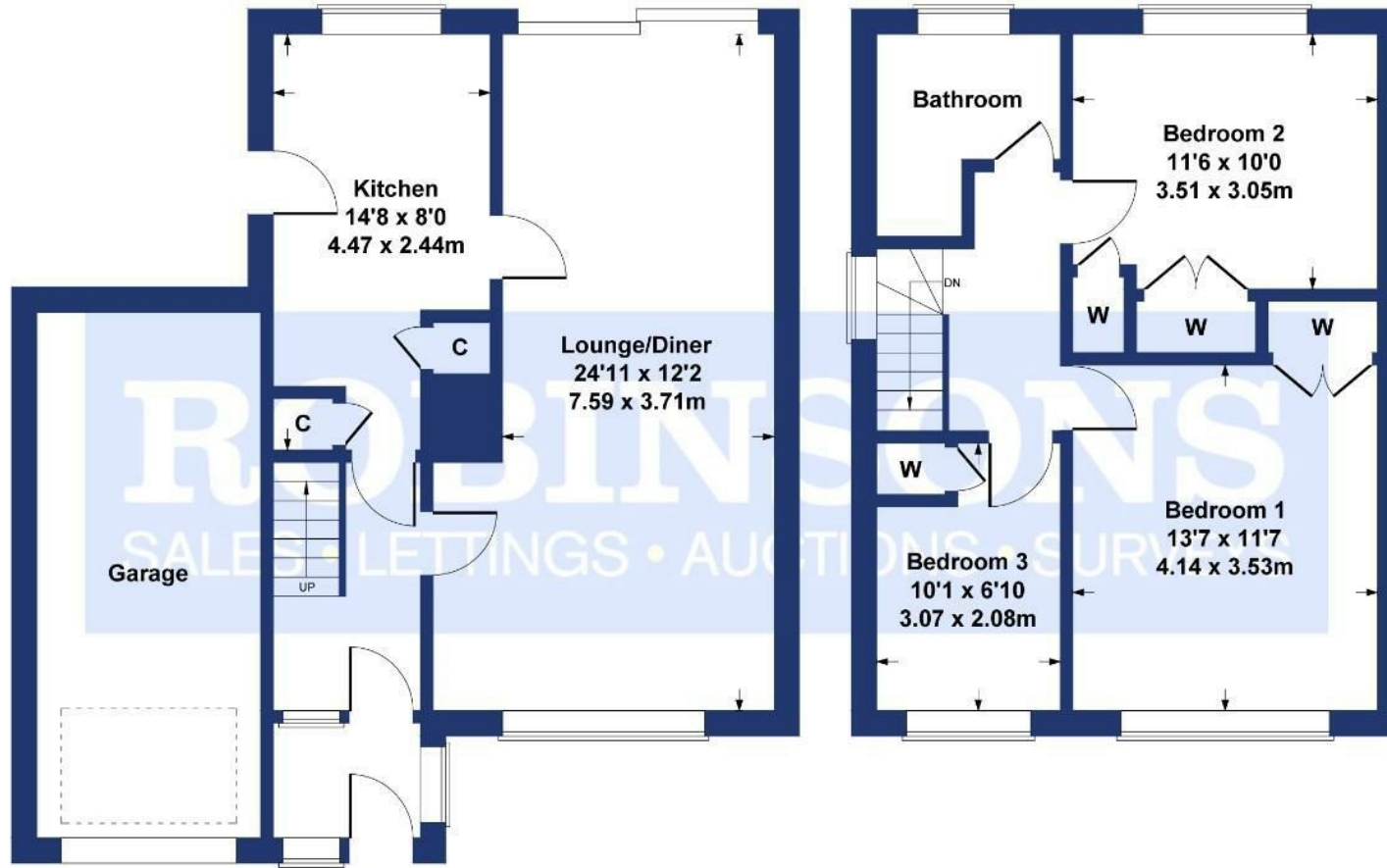
Council Tax: Durham County Council, Band D - Approx. £2431 p.a

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.

# Buckinghamshire Road

Approximate Gross Internal Area  
1074 sq ft - 100 sq m  
(Excluding Garage)



**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			
(82 plus)	A		80
(81-81)	B		
(69-80)	C		
(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.



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