



Grange Road, Carrville, DH1 1AQ  
3 Bed - House - Semi-Detached  
£210,000

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# Grange Road Carrville, DH1 1AQ

\* NO CHAIN \* BEAUTIFULLY PRESENTED \* MUCH IMPROVED \* LARGE CORNER PLOT \* PARKING AND DOUBLE LENGTH GARAGE \* EXTENSIVE GARDENS \* NEW ROOF \* GORGEOUS KITCHEN AND BATHROOM \* MEDIA WALL \*

Presented to the market with the advantage of immediate vacant possession, this meticulously maintained and extensively enhanced three-bedroom semi-detached residence occupies an enviable position on a generous corner plot. Exuding a sense of refinement, the internal accommodation is impeccably presented, while the recent addition of a media wall adds a contemporary flair. The external features are equally impressive, boasting a newly installed roof, a double-length garage, and a tastefully paved driveway.

Internally, the layout is thoughtfully designed, comprising a spacious entrance hallway leading to the first floor. The generously proportioned lounge is enhanced by the presence of the media wall, while the separate dining area exudes sophistication with its distinctive feature wall panelling. The well-appointed kitchen and convenient utility space further enhance the functionality of the home. Upstairs, two generously sized double bedrooms, along with a comfortable single bedroom, are complemented by a pristine white suite bathroom. External amenities include gardens to the front, rear, and side, providing an ideal setting for families to enjoy outdoor activities.

Situated on Grange Road, the property benefits from a desirable location in close proximity to a variety of local shops and amenities in Carrville and nearby Belmont. For a more extensive array of shopping and recreational options, Durham City Centre is just approximately 3 miles away. Carrville also offers excellent commuting links, with easy access to the A1(M) Motorway Interchange facilitating travel to other regional centres.













## GROUND FLOOR

### Hallway

### Lounge

14'5" x 13'5" (4.4 x 4.1)

### Dining Room

10'5" x 9'2" (3.2 x 2.8)

### Kitchen

10'5" x 10'5" (3.2 x 3.2)

### Utility Room

6'6" x 3'7" (2 x 1.1)

## FIRST FLOOR

### Landing

### Bedroom One

13'5" x 11'1" (4.1 x 3.4)

### Bedroom Two

11'5" x 10'9" (3.5 x 3.3)

### Bedroom Three

10'2" x 8'10" (3.1 x 2.7)

### Bathroom

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 72 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2161p.a

Energy Rating: C



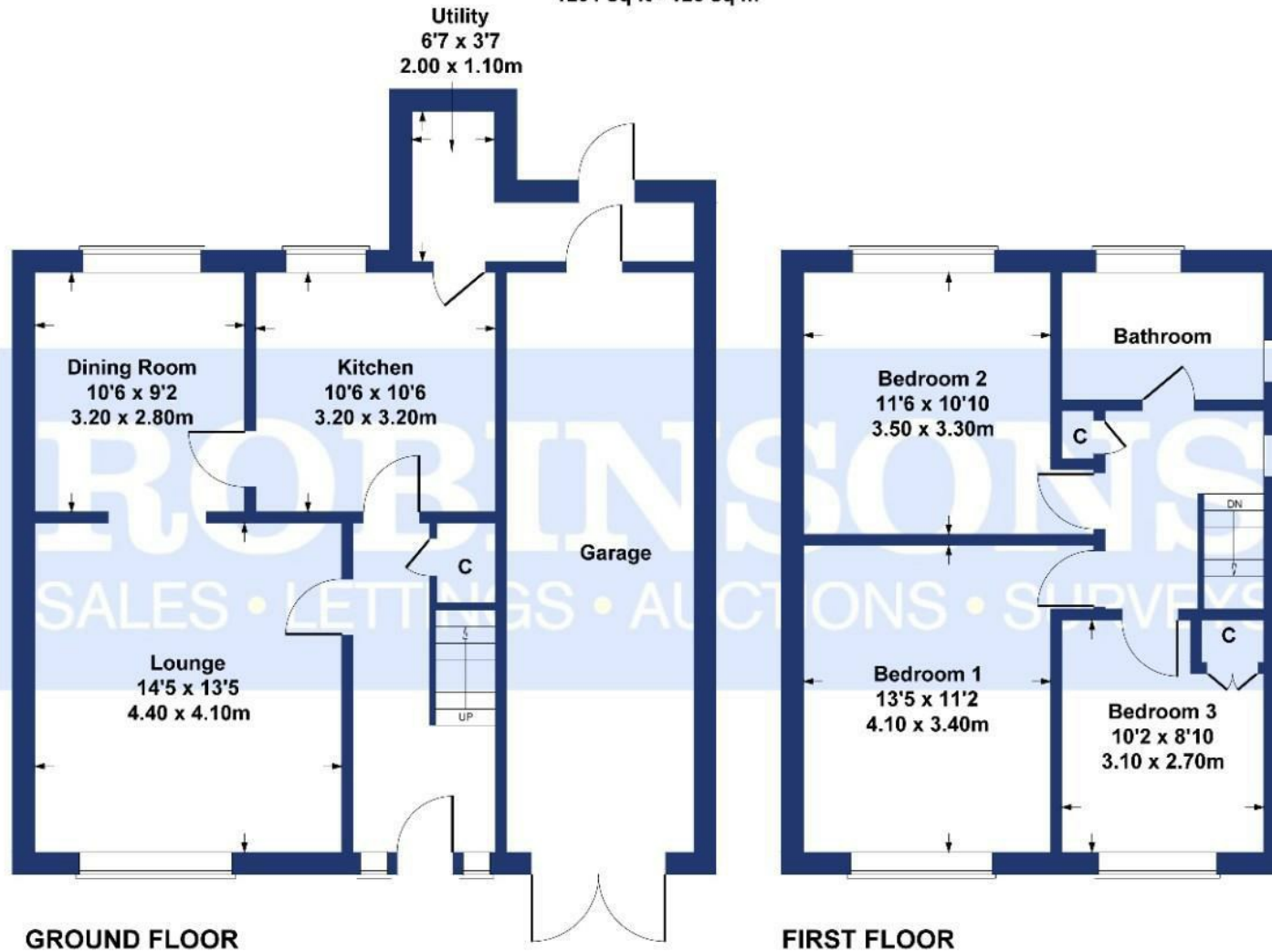
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# Grange Road

Approximate Gross Internal Area  
1291 sq ft - 120 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. 2024

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 70                      |           |
| (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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