



Broomside Lane, Belmont, DH1 2QT  
2 Bed - House - End Terrace  
O.I.R.O £114,000

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**Investment Property, tenanted until end August 2024 £600 pcm, \*\* Large Side Garden Offering Potential \*\* Upvc Double Glazing & GCH Via Combination Boiler \*\* Close to Amenities & Major Road Links \*\* Outskirts of Durham \*\***

Occupying a pleasant position in a very popular location, the property comprises: entrance, comfortable lounge, kitchen diner, storage area and door to the rear. To the first floor there are two bedrooms and bathroom/wc. Externally is a good sized rear courtyard style garden with gated access to a rear lane. There is also a side garden which could provide good further potential.

Broomside Lane is situated close to a range of local shops and amenities which are available within Belmont as well as nearby Carrville, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. Belmont is well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road links to both North and South.



## **GROUND FLOOR**

### **Entrance**

### **Lounge**

19'3 x 13'5 (5.87m x 4.09m)

### **Kitchen Diner**

17'6 x 11'9 (5.33m x 3.58m)

### **Store Area**

## **FIRST FLOOR**

### **Bedroom**

12'8 x 12'8 (3.86m x 3.86m)

### **Bedroom**

9'7 x 6'7 (2.92m x 2.01m)

### **Bathroom/WC**

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 32 Mbps, Ultrafast  
9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.  
£1621 p.a

Energy Rating: D

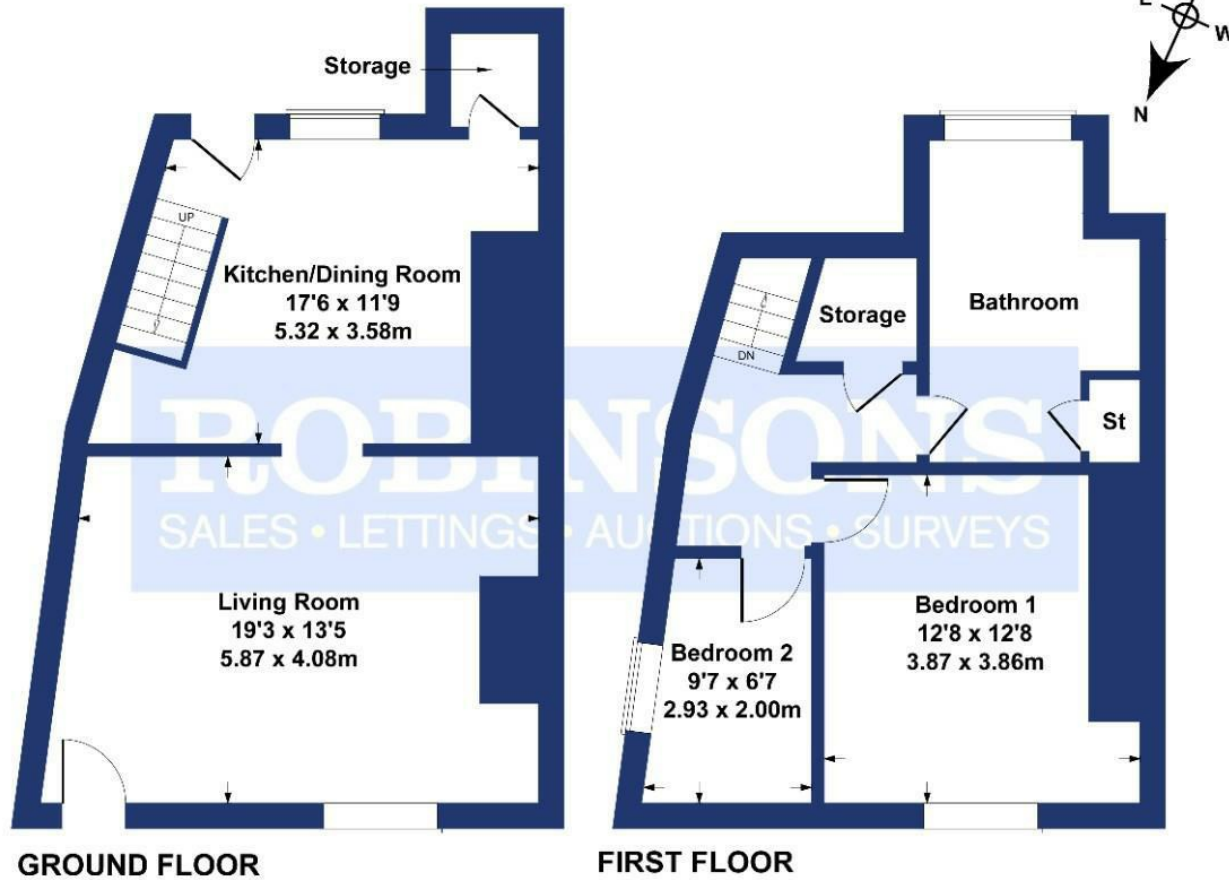
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# Broomside Lane

Approximate Gross Internal Area  
850 sq ft - 79 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. 2023

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		61	83
		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.