



Thorndale Road, Belmont, DH1 2AJ  
5 Bed - House - Semi-Detached  
O.I.R.O £210,000

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# Thorndale Road Belmont, DH1 2AJ

Spacious & Extended Family Home \*\* Versatile Floor Plan \*\* Pleasant Corner Position \*\* Very Popular & Convenient Location \*\* Good Further Potential \*\* Outskirts of Durham \*\* Driveway Parking & Single Garage \*\* Double Glazing & GCH \*\* Competitive Price \*\*

The floor plan comprises: entrance porch, inviting hallway, comfortable through lounge and dining room, large open plan living kitchen and dining area. This versatile space is ideal for family requirements and is ideal for either relaxation or entertaining. The first floor has five bedrooms and family bathroom/WC which includes separate shower cubicle. There is flexibility on the first floor to create an extra bathroom or en-suite shower room by easily altering one of the bedrooms. Outside the property occupies a pleasant and prominent position with gardens front and rear. The front provides ample driveway parking and access to the single garage. The rear is enclosed with lawn and patio areas.

Thorndale Road enjoys a prime location, conveniently located on a bus route and boasting easy access to an array of essential amenities. Within the development, residents have the convenience of a post office, a public library, a doctor's surgery, and schools catering to all age groups, ensuring that daily needs are met with ease.

Moreover, the neighbourhood of Belmont is strategically positioned for commuters, just about 3 miles away from the vibrant heart of Durham City Centre. Here, one can find an array of comprehensive shopping options, recreational facilities, and various amenities to cater to diverse needs and interests.

In addition to its proximity to Durham City Centre, Belmont offers excellent connectivity for commuters, with swift access to major transportation arteries. Situated just a stone's throw away from the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange at Carrville, residents enjoy seamless travel routes both north and south, facilitating easy journeys for work or leisure.













## GROUND FLOOR

Entrance Porch

Hallway

Lounge

12'10 x 12'5 (3.91m x 3.78m)

Dining Room

8'10 x 8'8 (2.69m x 2.64m)

Living Kitchen & Dining

17'5 x 16'8 (5.31m x 5.08m)

Garage

15'0 x 7'8 (4.57m x 2.34m)

## FIRST FLOOR

Bedroom

10'11 x 9'11 (3.33m x 3.02m)

Bedroom

13'6 x 7'5 (4.11m x 2.26m)

Bedroom

9'10 x 9'1 (3.00m x 2.77m)

Bedroom

8'5 x 7'5 (2.57m x 2.26m)

Bedroom

8'0 x 7'9 (2.44m x 2.36m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 73 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.

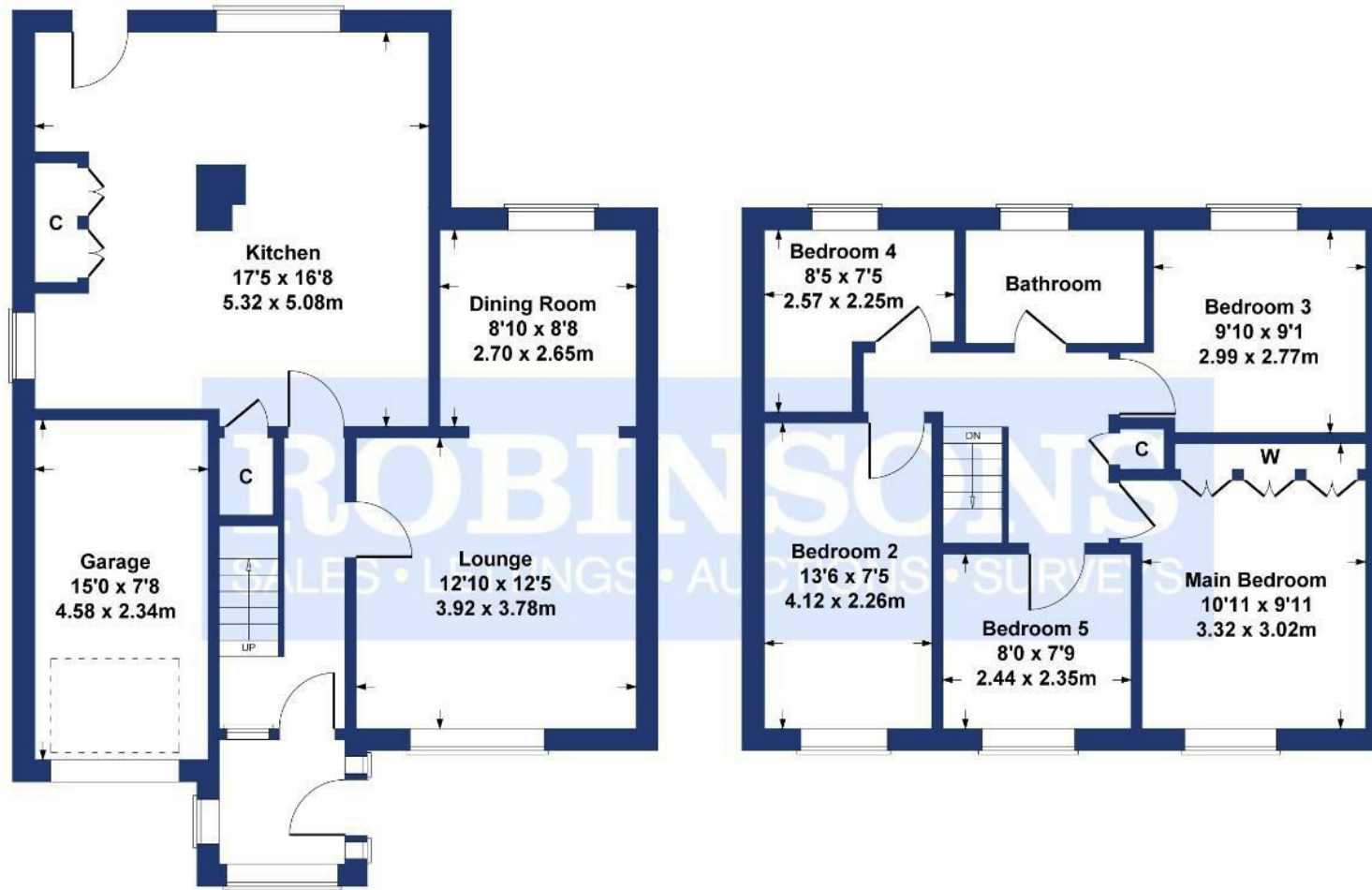




# Thorndale Road

Approximate Gross Internal Area  
1367 sq ft - 127 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	70	85
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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

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









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