



Broome Road, Carrville, DH1 1NE
3 Bed - House - Semi-Detached
£155,000

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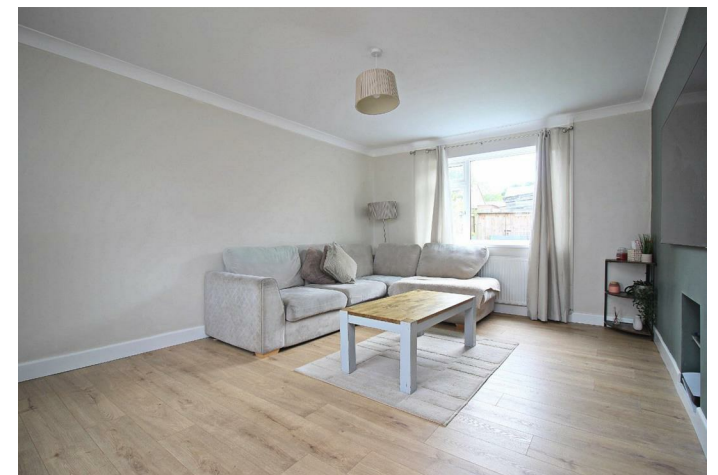
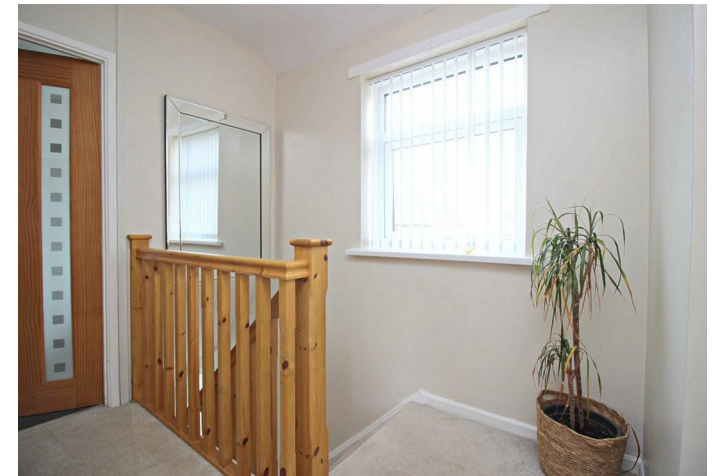
Broome Road Carrville, DH1 1NE

Situated in the traditionally popular Carrville area on the outskirts of Durham City, this property offers convenient access to a range of local amenities, including shops, bus routes, and the park and ride. Commuters will appreciate the excellent connectivity via the A690 trunk road to Durham and Sunderland, as well as the A1(M) for travel both north and south.

Ideal for a young family, the property features a southwest-facing rear garden, enclosed for the safety of children and pets. The garden includes a lawn area, raised decking, and side access to the street. Couples working from home will find the flexible bedroom accommodation perfect for use as office space, while investors will see the potential for a buy-to-let opportunity.

Upon entering, you are welcomed into a cosy entrance lobby and hallway leading to a spacious lounge. The lounge boasts laminate flooring, and dual aspect windows offering views to both the front and rear. The well-appointed kitchen is equipped with appliances.

A half landing on the staircase provides access to a separate WC. The top landing leads to two double bedrooms and a single bedroom or nursery. The family bathroom is fitted with a shower over the bath, a shower screen, a pedestal wash basin, and a WC.











GROUND FLOOR

Hallway

Lounge

16'7" x 11'10" (5.07 x 3.63)

Kitchen

15'3" x 9'10" (4.67 x 3.01)

Downstairs WC

FIRST FLOOR

Landing

Bedroom 1

12'6" x 8'7" (3.83 x 2.64)

Bedroom 2

11'10" x 8'7" (3.62 x 2.64)

Bedroom 3

7'8" x 8'10" (2.34 x 2.70)

Family Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 23 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

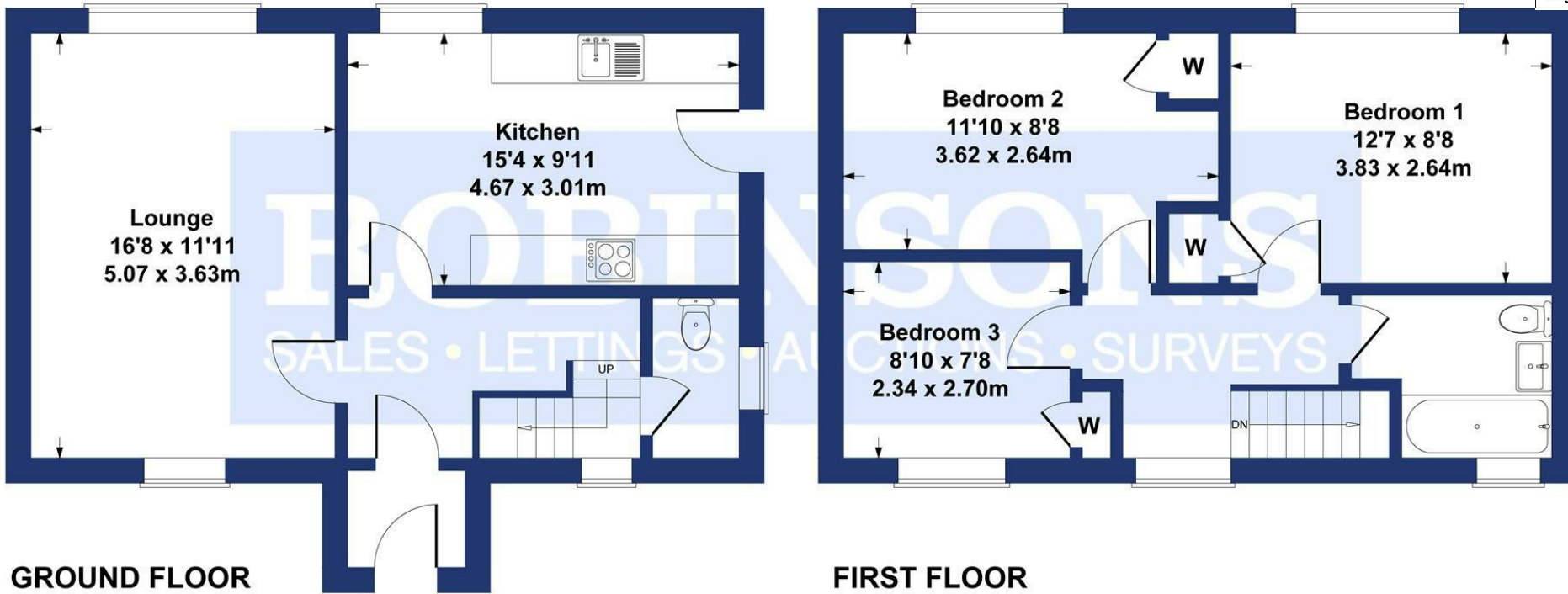
Energy Rating: D

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.

Broome Road

Approximate Gross Internal Area
947 sq ft - 88 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-81)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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 services.

