



High Street, Carrville, DH1 1BQ
3 Bed - House - End Terrace
O.I.R.O £139,950

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High Street Carrville, DH1 1BQ

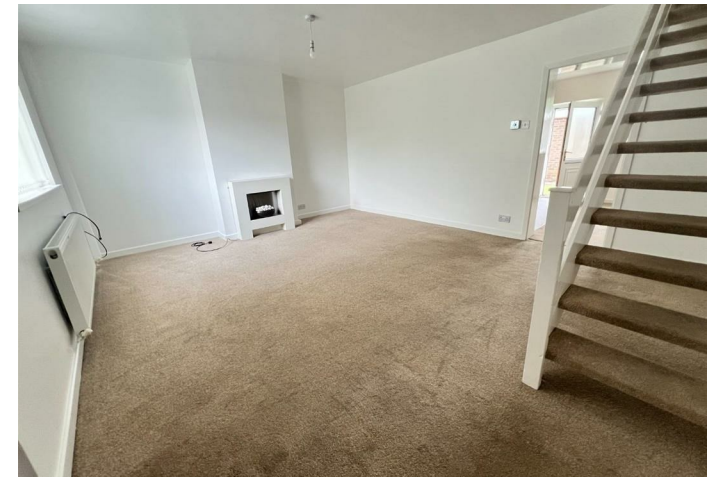
No Upper Chain ** Ideal Starter or Family Home ** Good Buy-to-Let Potential ** Rear Garden With Sunny Aspect ** Detached Garage ** Well Presented ** Upvc Double Glazing & GCH Via Combination Boiler ** Outskirts of Durham ** Amenities & Transport Links Close By ** Must Be Viewed **

The floor plan comprises; entrance porch, comfortable lounge with stairs up to the first floor. The kitchen diner is fitted with a range of units and integral appliances, has space for table and chairs and leads out to the rear garden. The first floor has three bedrooms, master en-suite shower room and family bathroom which has a separate shower cubicle. Outside the property is quietly tucked away off the main street, has a rear enclosed garden and detached garage.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.

** We are advised that the property is freehold, the garage has had a new roof. **











GROUND FLOOR

Entrance Porch

Lounge

16'04 x 14'08 (4.98m x 4.47m)

Kitchen Diner

16'04 x 11'05 (4.98m x 3.48m)

FIRST FLOOR

Bedroom

11'04 x 10'08 (3.45m x 3.25m)

En-Suite Shower Room

Bedroom

13'04 x 10'08 (4.06m x 3.25m)

Bedroom

7'10 x 6'03 (2.39m x 1.91m)

Bathroom/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: We are advised that the property is freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: C

There is a right of access to the rear garden for the joining neighbour.



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.

High Street

Approximate Gross Internal Area
891 sq ft - 83 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(81-81)	B		
(69-80)	C		69
(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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