

Devonshire Road, Belmont, DH1 2BL
4 Bed - House - Detached
O.I.R.O £300,000

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**** Book your viewing early - Full details and more images to follow ** Large, Versatile & Extended Detached Home ** Requiring General Update ** Fantastic Further Potential ** Very Popular & Convenient Location ** Seldomly Available ** Gardens, Parking & Garage ** Double Glazing & GCH ****

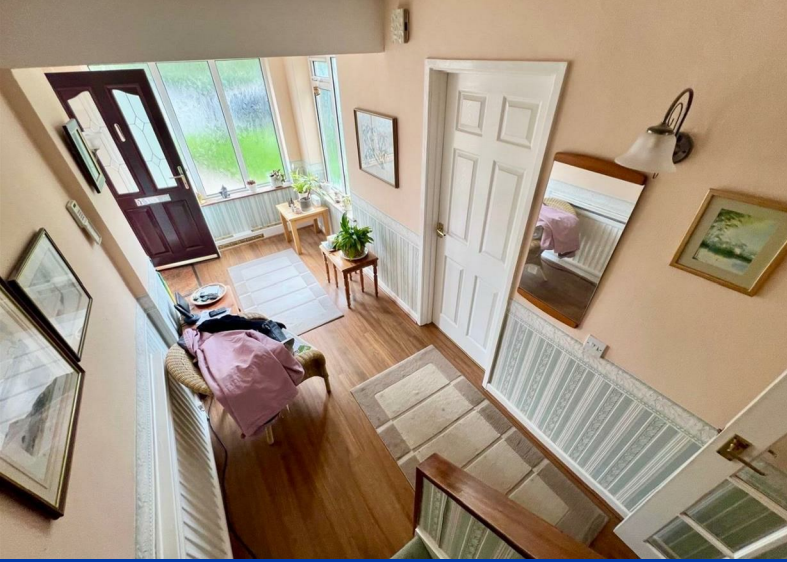
Bathroom**WC**

The floor plan comprises; entrance hallway, lounge, dining room, kitchen, utility room and WC. The first floor has four bedrooms, bathroom and separate WC. Outside are good sized gardens, driveway and garage.

This family home enjoys a prime location within a highly sought-after and long-established residential development. Nestled within Belmont, it boasts easy access to an array of amenities that cater to diverse needs. Within walking distance, residents will find a variety of local shops, ensuring convenience for day-to-day necessities. Families will appreciate the proximity to schools catering to all age groups, providing quality education within reach. Additionally, the presence of a doctors' surgery, post office, and public library further enhances the convenience and liveability of the area.

Belmont's strategic positioning also makes it an ideal choice for commuters. Situated just off the A(690) Durham to Sunderland Highway, residents benefit from seamless access to major transportation routes. The nearby A1(M) Motorway Interchange facilitates efficient travel both north and south, offering excellent connectivity for those traveling for work or leisure. This blend of convenience, accessibility, and community amenities underscores Belmont's appeal as a desirable residential location.

GROUND FLOOR**Hallway****Lounge****Dining Room****Kitchen****Utility Room****WC****Garage****FIRST FLOOR****Bedroom****Bedroom****Bedroom****Bedroom**



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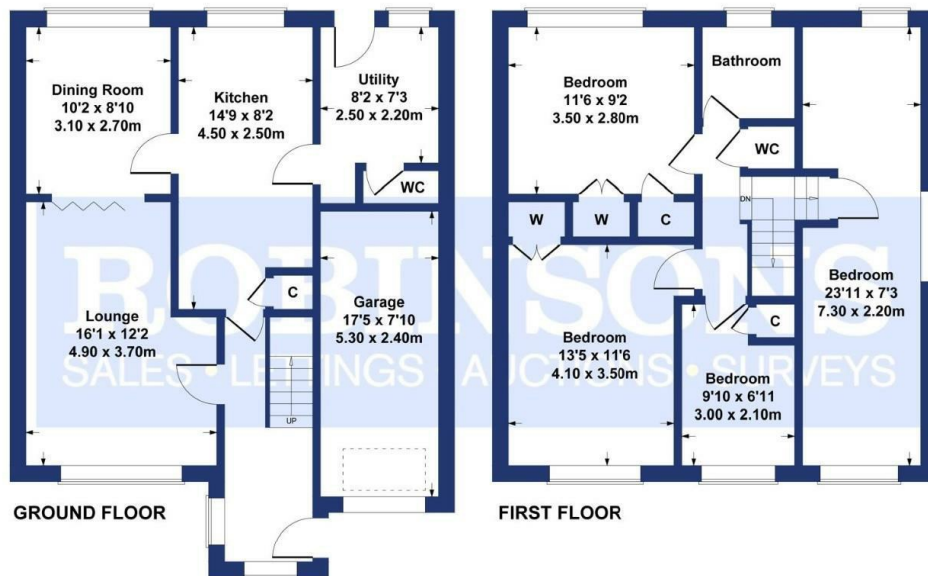
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Devonshire Road
Approximate Gross Internal Area
1389 sq ft - 129 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	A		
105-95	B		
95-85	C		
85-65	D		
65-55	E		
55-45	F		
45-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
65-55	D		
55-45	E		
45-35	F		
35-25	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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