



Rosedale Road, Belmont, DH1 2AS  
4 Bed - House - Semi-Detached  
Offers Over £249,995

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Rosedale Road Belmont, DH1 2AS

Spacious Family Home \*\* Extended & Versatile Floor Plan \*\* Ample Parking & Single Garage \*\*  
Lovely Gardens \*\* Very Popular Location \*\* Good Further Potential \*\* Modern Kitchen \*\*  
Spacious Family Bathroom \*\* Full En-Suite Potential \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance porch, inviting hallway, comfortable through lounge and dining room with doors to the rear garden, modern fitted kitchen with a selection of integral appliances and being open plan with the pleasant breakfast area and having doors to the delightful conservatory overlooking the garden. There is also a utility room and ground floor WC. The first floor has four bedrooms, the master room having en-suite wash basin and WC, but has the possibility to create a full en-suite shower room with great ease. There is also a large family bathroom which has a separate double shower cubicle.

This fabulous home enjoys a cul-de-sac 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

Entrance Porch

Hallway

Lounge and Dining Room

16'8 x 12'0 (5.08m x 3.66m)

Kitchen

11'5 x 8'11 (3.48m x 2.72m)

Breakfast Area

13'0 x 9'4 (3.96m x 2.84m)

Conservatory

9'7 x 9'1 (2.92m x 2.77m)

Utility Room

9'4 x 5'7 (2.84m x 1.70m)

WC

## FIRST FLOOR

Bedroom

15'2 x 9'5 (4.62m x 2.87m)

En-Suite WC & Wash Basin

Bedroom

13'0 x 9'0 (3.96m x 2.74m)

Bedroom

11'8 x 10'10 (3.56m x 3.30m)

Bedroom

8'11 x 7'7 (2.72m x 2.31m)

Bathroom/WC

8'10 x 7'7 (2.69m x 2.31m)

## Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 1 Mbps, Superfast 73 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431 p.a

Energy Rating: C

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.



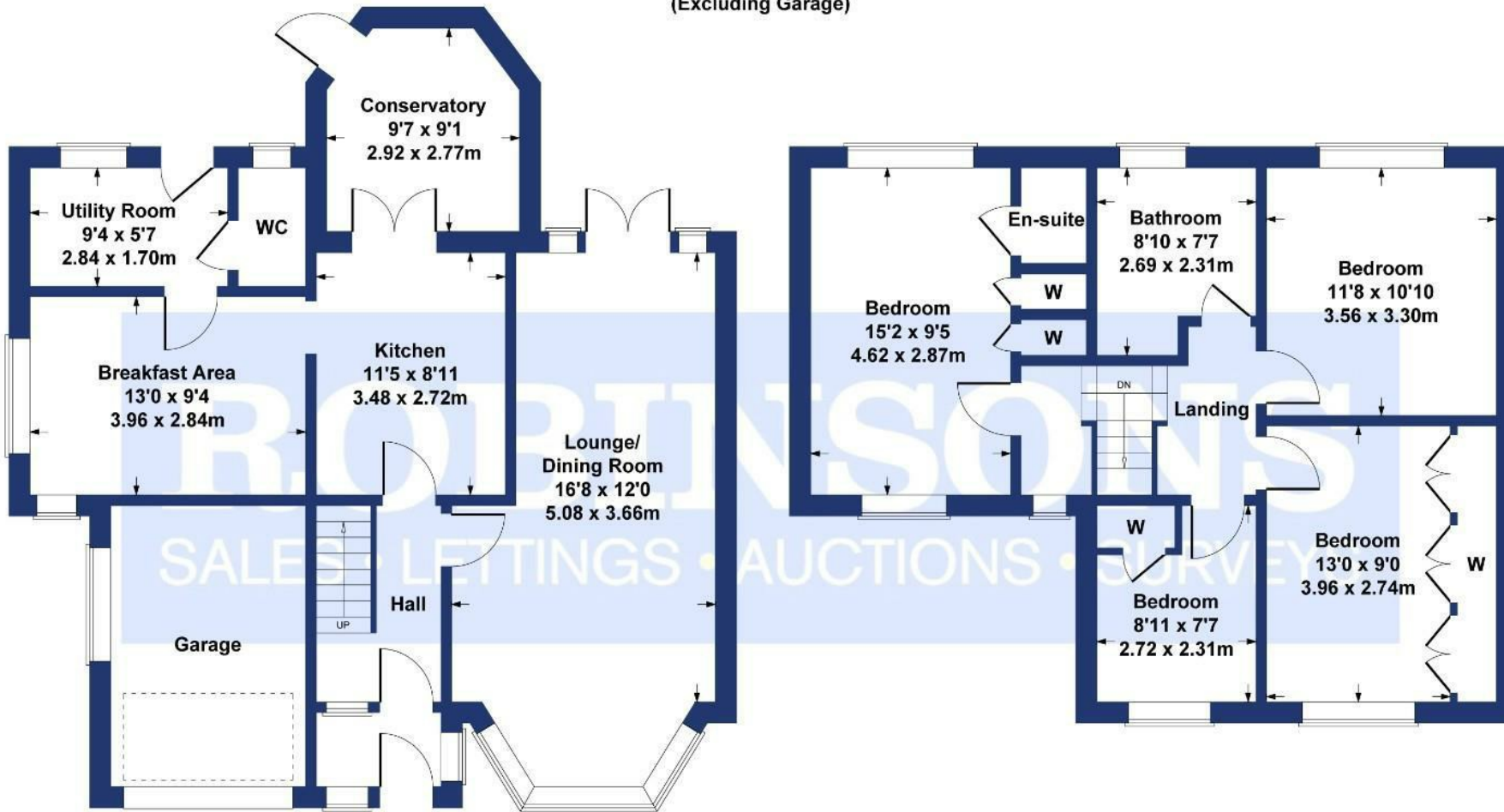




# Rosedale Road

Approximate Gross Internal Area  
1435 sq ft - 133 sq m  
(Excluding Garage)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(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	



**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 services.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

