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FOR SALE

Coronation Avenue, Carrville, DH1 1NJ
2 Bed - House - Semi-Detached
£118,995

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Coronation Avenue Carrville, DH1 1NJ

** No Upper Chain ** Large Generous Plot ** Spacious Block Paved Double Drive For Possible Parking ** Good Extension Potential ** Very Popular Location ** Close to Amenities & Road Links ** Outskirts of Durham ** Double Glazing & GCH ** Ideal Starter, Small Family or Investment Property ** Must Be Viewed **

The floor plan comprises: entrance hallway, comfortable lounge with dining area, fitted kitchen with door to the rear external. The first floor has two double bedrooms and family bathroom/WC which includes over bath shower. The vendor advises there is ladder access to the loft space for storage. Outside the property occupies a generous plot with gardens front, side and rear. There is a block paved driveway which has the potential for off street parking with a dropped kerb. There is also good potential for extension subject to the usual consents.

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.









GROUND FLOOR

Hallway

Lounge Diner

19'0 x 11'10 (5.79m x 3.61m)

Kitchen

16'1 x 7'7 (4.90m x 2.31m)

FIRST FLOOR

Bedroom

11'6 x 10'2 (3.51m x 3.10m)

Bedroom

12'6 x 8'10 (3.81m x 2.69m)

Bathroom/WC

7'3 x 5'11 (2.21m x 1.80m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good/Average/Poor

Tenure: Freehold

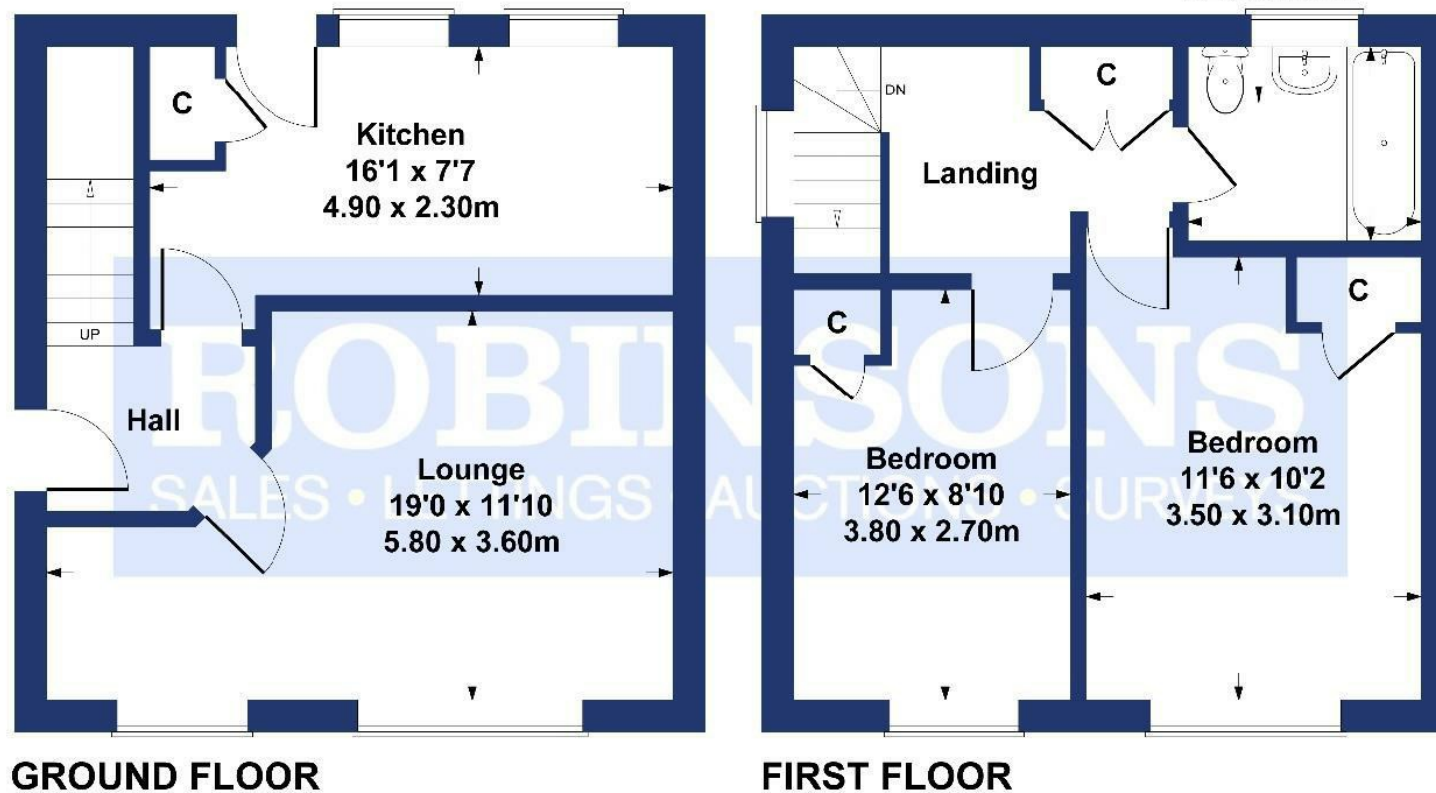
Council Tax: Durham County Council, Band A - Approx. £1621 p.a

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.

Corontion Avenue

Approximate Gross Internal Area
753 sq ft - 70 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			
(82 plus)	A		86
(81-81)	B		
(69-80)	C	73	
(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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