

Hawthorn Road, Carrville, DH1 1NQ  
2 Bed - House - Semi-Detached  
£99,950

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We are thrilled to offer to the market with no onward chain; this impressive semi detached house with two double bedrooms pleasantly situated on Hawthorn Road, within the popular, family orientated location of Carrville. This deceptively spacious property has been a loving home for many years & whilst it does require some internal modernisation, is the perfect purchase for clients seeking a property which they can 'put their own stamp on'.

Conveniently situated just a stroll away from the bustling high street, the property is particularly advantageous for individuals who commute via the A690 or the A1(M). With regular city-bound bus services & the nearby Park & Ride Carrville hub, daily travel to the city centre is effortless.

This neutrally decorated property briefly comprises: Welcoming entrance hallway, spacious lounge/dining area with two windows to front elevation & kitchen with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a shower room.

The property benefits further from gas central heating via a combi boiler & double glazing throughout.

We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of property for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

#### **ENTRANCE LOBBY**

**Lounge / Dining Area**  
19'3 x 11'8 (5.87m x 3.56m)

**Kitchen**  
16'3 x 18'0 (4.95m x 5.49m)

#### **FIRST FLOOR LANDING**

**Master Bedroom**  
14'0 x 10'1 (4.27m x 3.07m)

**Bedroom Two**  
12'4 x 8'11 (3.76m x 2.72m)

**Shower Room**  
7'1 x 5'5 (2.16m x 1.65m)

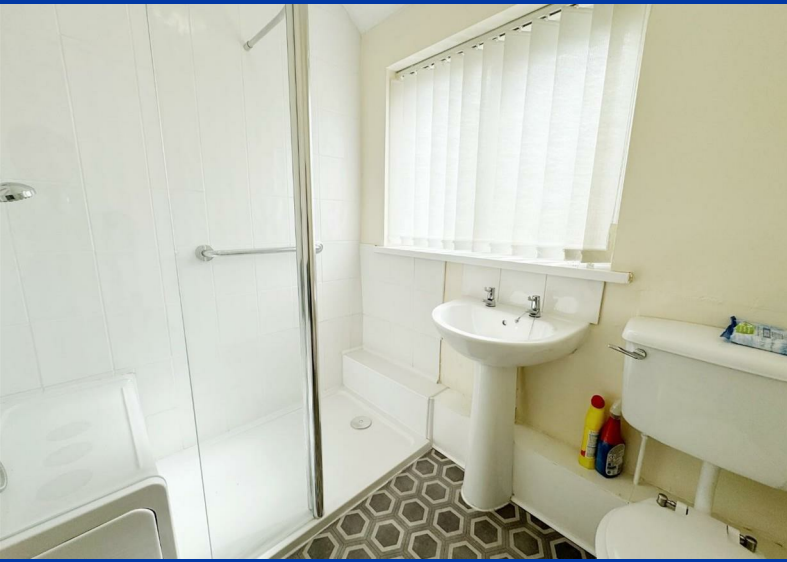
#### **EXTERNALLY**

**Agents Notes**  
Electricity Supply: Mains  
Water Supply: Mains

Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Basic 5 Mbps, Superfast 77 Mbps, Ultrafast 10000 Mbps  
Mobile Signal/Coverage: Good/Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1701 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.







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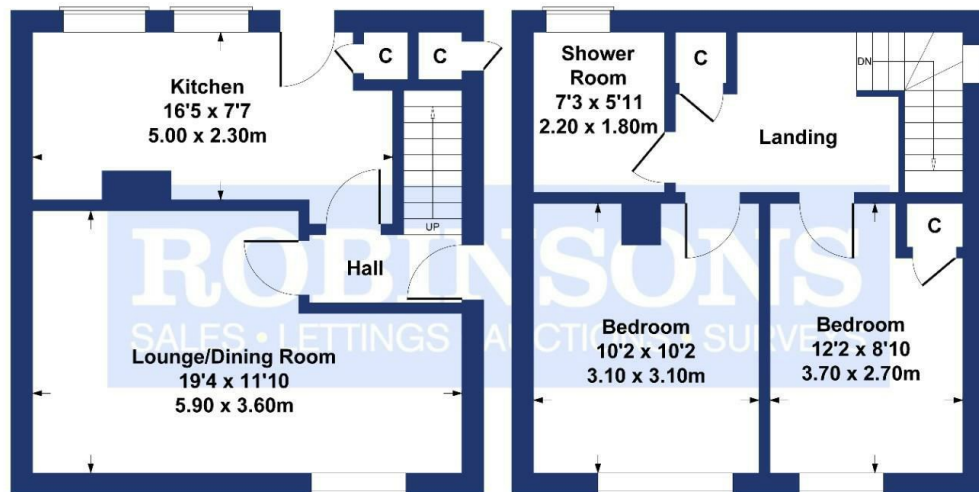
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## Hawthorn Road, Carrville, DH1 1NQ

Approximate Gross Internal Area  
710 sq ft - 66 sq m



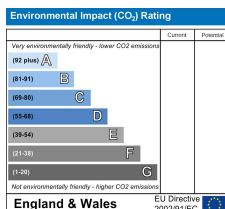
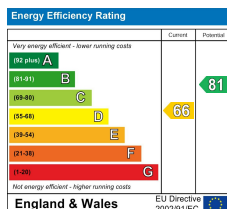
GROUND FLOOR

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. 2025



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