



The Links, Belmont, DH1 2AG
3 Bed - House - Semi-Detached
£230,000

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The Links Belmont, DH1 2AG

Stunning Family or First Home ** Prominent & Convenient Position ** Good Road Links, Schools & Amenities Close By ** Ample Driveway Parking ** Garage ** EV Charging Point ** Gardens ** Outskirts of Durham ** Upvc Double Glazing & GCH ** Early Viewing Advised **

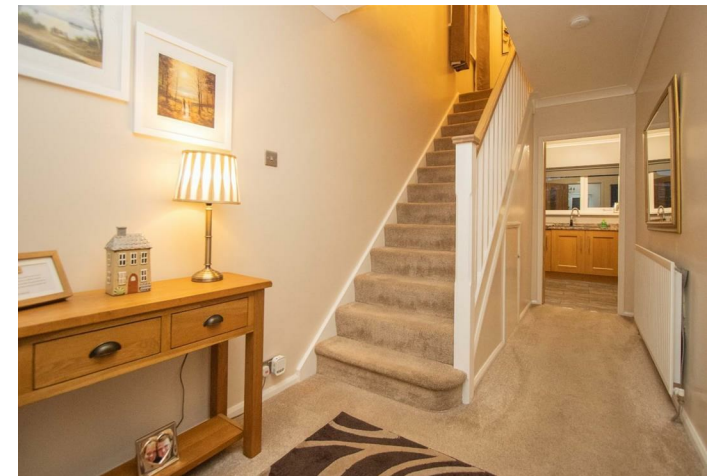
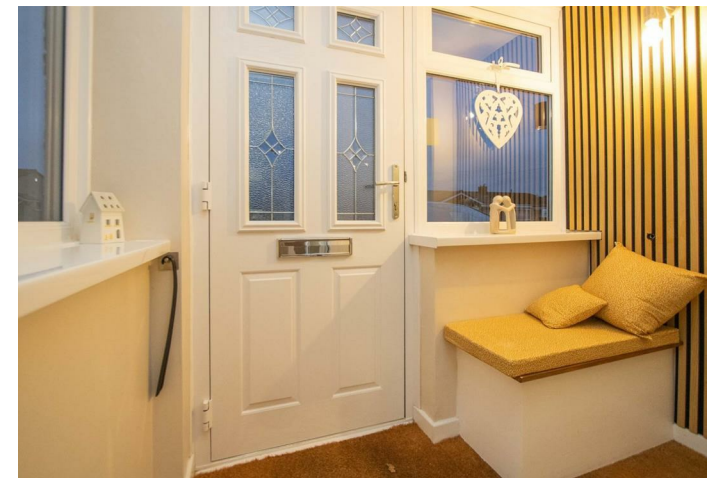
The floor plan includes an entrance porch leading to an inviting hallway with stairs to the first floor. There is a spacious open-plan lounge and dining area with French doors opening onto the rear garden, along with a well-equipped kitchen/breakfast room with a range of integral appliances and also provides garden access.

Upstairs, there are three generously sized bedrooms, with the master featuring fitted wardrobes, and a modern shower room/WC.

Outside, the property offers ample driveway parking with garage access and an EV charging point. The rear garden is well maintained, featuring a lawn and patio area.

The Links runs through the heart of the sought-after Belmont area of Durham, offering a very convenient living experience. This charming location boasts convenient proximity to local bus routes and a wide array of everyday conveniences within the development itself, including a post office, public library, doctors' surgery, and schools catering to all age groups.

Belmont enjoys an advantageous position for commuters, as it is only approximately 3 miles away from Durham City Centre, where you can access a comprehensive range of shopping and recreational opportunities. Furthermore, it provides excellent commuting options, as it is just a short drive from the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange at Carrville, offering efficient road connections to both the North and South.











GROUND FLOOR

Entrance Porch

Hallway

Lounge & Dining

24'5 x 12'4 (7.44m x 3.76m)

Kitchen

16'7 x 10'10 (5.05m x 3.30m)

FIRST FLOOR

Bedroom

13'0 x 11'2 (3.96m x 3.40m)

Bedroom

11'2 x 10'2 (3.40m x 3.10m)

Bedroom

8'7 x 8'3 (2.62m x 2.51m)

Shower Room/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 63 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

The Links

Approximate Gross Internal Area
1056 sq ft - 98 sq m
(Excluding Garage)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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