



**Birkdale Gardens, Belmont, DH1 2UJ**  
**4 Bed - House - Detached**  
**O.I.R.O £315,000**

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# Birkdale Gardens

## Belmont, DH1 2UJ

Superb Family Home \*\* Quiet Cul-De-Sac Position \*\* Extended & Remodelled Layout \*\* Fabulous Open Plan Living Kitchen & Dining Area \*\* Ample Driveway Parking & Garage \*\* Gardens \*\* Very Popular Location \*\* Local Amenities & Good Road Links \*\* Upvc Double Glazing & GCH \*\* Must Be Viewed \*\*

The floor plan includes an entrance hallway, cloakroom/WC, a useful utility room, and a comfortable lounge featuring a wood-burning stove and patio doors leading to the rear garden. The stunning open-plan living, kitchen, and dining area provides a superb space for family gatherings or entertaining, enhanced by bi-fold doors to the garden and a vaulted ceiling that floods the room with natural light. The kitchen/breakfast area is fitted with a contemporary range of units and integrated appliances.

Upstairs, there are four well-proportioned bedrooms and a family bathroom/WC complete with a white suite and an over-bath shower. Externally, the property benefits from driveway parking for three cars leading to a single garage. The enclosed rear garden features both lawn and patio areas, offering a degree of privacy.

Positioned in a quiet cul-de-sac in 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 Hallway

### Cloak/WC

### Utility Room

10'5 x 8'9 (3.18m x 2.67m)

### Lounge

19'10 x 15'7 (6.05m x 4.75m)

### Open Plan Living Kitchen & Dining

### Dining Area

11'0 x 8'9 (3.35m x 2.67m)

### Living Kitchen & Breakfast Area

18'11 x 9'01 (5.77m x 2.77m)

### Garage

16'5 x 7'8 (5.00m x 2.34m)

## FIRST FLOOR

### Bedroom

16'5 x 8'5 (5.00m x 2.57m)

### Bedroom

10'2 x 9'0 (3.10m x 2.74m)

### Bedroom

9'0 x 8'6 (2.74m x 2.59m)

### Bedroom

10'6 x 9'2 (3.20m x 2.79m)

### Bathroom/WC

### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Freehold

Property Construction – Assumed Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (no meter)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – We are not aware of anything in the local area to affect this property.

Accessibility/Adaptations – The property has been extended and remodelled from original design.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

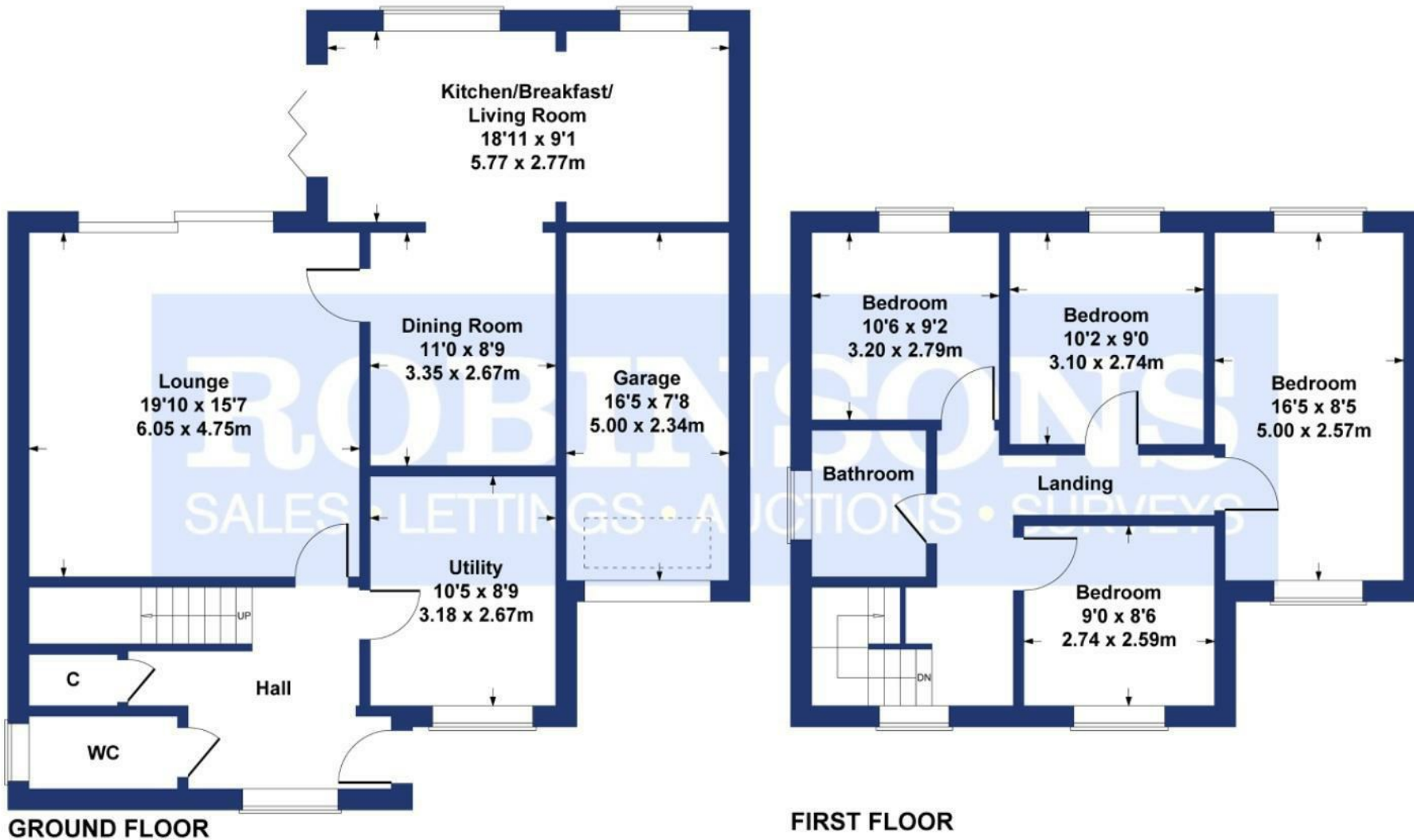
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

# Birkdale Gardens

Approximate Gross Internal Area  
1506 sq ft - 140 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## 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

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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