Dinsdale Drive

Belmont, Durham DH1 2TS

- DETACHED FAMILY HOME IN HIGHLY SOUGHT-AFTER BELMONT
- 3 BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN WITH INTEGRATED OVEN AND HOB
- FAMILY BATHROOM WITH BATH AND ELECTRIC SHOWER
- DRIVEWAY PARKING FOR UP TO THREE CARS PLUS DETACHED SINGLE GARAGE
- FRONT AND REAR GARDENS
- EXCELLENT ROAD LINKS TO A1(M), A690 AND A19 FOR EASY COMMUTING
- 2 MILES FROM DURHAM CITY
- NO ONWARD CHAIN

Asking Price £220,000

Council Tax Band: C
EPC Rating: D

FULL DESCRIPTION
A well-proportioned detached family home situated in the highly sought-after area of Belmont, available with early vacant possession and no onward chain. Offering generous living space and excellent potential, this is an ideal opportunity for buyers looking to secure a home in one of Durham's most popular residential locations amongst families.

A UPVC entrance door leads into the hallway, opening into a spacious lounge/dining room featuring a fireplace and French doors overlooking the rear garden. The kitchen is fitted with a good range of wall and floor units along with an integrated oven and hob. Stairs with an under-stair storage cupboard rise to the first floor landing, giving access to three bedrooms and a family bathroom complete with both a bath and electric shower.

Externally, the property benefits from a driveway providing off-road parking for up to three cars, a detached single garage, and established gardens to the front and rear. Further advantages include gas central heating via a recently installed combi boiler, radiators to all rooms, solar panels with a rebate each quarter, new floor coverings and UPVC double glazing throughout.

Located in Belmont, the property enjoys excellent access to a wide range of everyday amenities including shops, a supermarket, pharmacy, doctors' surgery, cafés and leisure facilities. The area is particularly well regarded for its schooling, with Cheveley Park Primary School, Belmont CofE Primary School, St Thomas Moor Catholic Primary School, and Belmont Community School for secondary school education, all within easy reach.

Belmont also offers superb transport links, with quick access to the A1(M), A690 and A19, making commuting across County Durham and the wider region straightforward. Durham City is just 2 miles away, providing additional shopping, dining and transport connections.

Homes in this location rarely stay on the market for long, therefore early viewing is strongly recommended.

ENTRANCE HALLWAY
UPVC entrance door leading to hallway with double radiator and stairs with under stair storage cupboard leading to the first floor landing.

LOUNGE/DINING ROOM
23'0 x 11'0 overall size
White feature fire surround with marble hearth and inset electric fire, two double radiators and double glazed French doors to the rear garden.

KITCHEN
9'0 x 7'8
Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Integrated electric oven and hob, plumbed for automatic washing machine, double radiator and wall mounted gas combi boiler.

FIRST FLOOR LANDING

BEDROOM 1
12'4 x 10'0
Situated at the front of the property with radiator.

BEDROOM 2
10'7 x 10'3
Situated at the rear of the property with radiator.

BEDROOM 3
9'3 x 6'8
Situated at the front of the property with radiator.

FAMILY BATHROOM
Close coupled wc, pedestal wash hand basin, panel bath with electric shower over, radiator and fully tiled walls.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.