

Swinside Drive, Carrville, DH1 1AF
3 Bed - House - Semi-Detached
Offers Over £165,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Swinside Drive
Carrville, DH1 1AF

No Chain ** Recently Decorated & New Flooring ** Very Popular Location ** Drive, Garage & Gardens ** Good Road Links ** Ideal Starter or Family Home *

Situated in a convenient and well-connected location, this spacious three-bedroom home offers versatile accommodation, generous outdoor space and excellent access to a wide range of local amenities. With the added benefits of a driveway, garage and gardens to both the front and rear, the property is ideally suited to a variety of purchasers, including first-time buyers, growing families and commuters alike.

The property enjoys excellent access to major road networks and regular bus services, making travelling throughout the region both straightforward and convenient. Historic Durham City is just a short journey away, offering an extensive selection of shopping, dining, leisure and cultural attractions. A range of local schools, everyday amenities and recreational facilities are also easily accessible, further enhancing the appeal of this popular location.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway. The living room provides a comfortable setting for relaxation, while the separate dining offers an ideal space for entertaining and opens to the rear garden. The modern kitchen breakfast room provides practical facilities for everyday use and is complemented by a useful utility area, adding further convenience and flexibility.

To the first floor are three bedrooms, offering adaptable accommodation for families, guests or those requiring a home office. Completing the first-floor layout is a family bathroom fitted with a white suite.

Externally, the property benefits from gardens to both the front and rear, providing pleasant outdoor spaces for relaxation, gardening and family enjoyment. A driveway offers off-street parking and leads to a garage, providing additional parking or valuable storage space.























Agents Notes

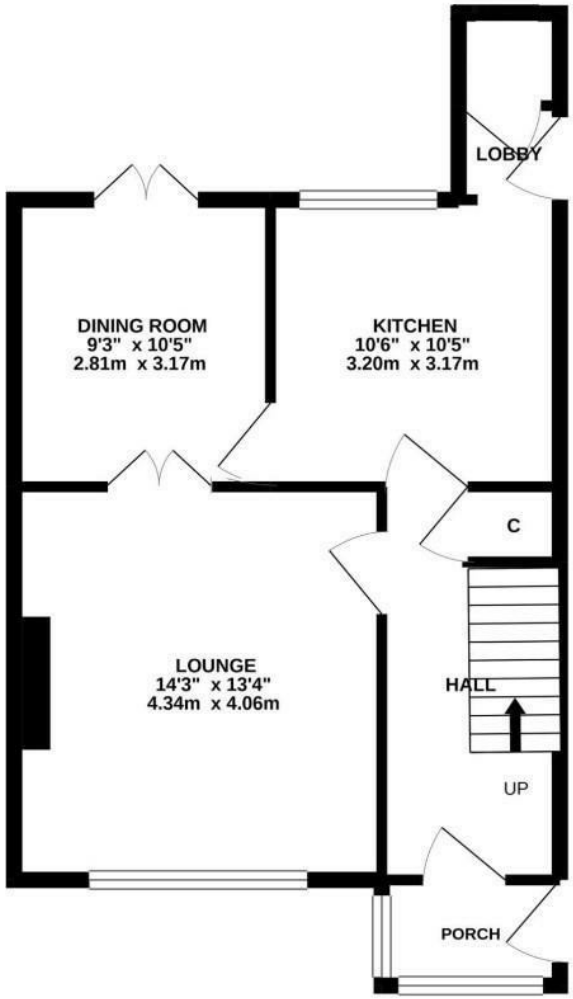
Council Tax: Durham County Council, Band C - Approx. £2331p.a
Tenure: Freehold
Estate Management Charge – None known
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please 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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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 – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

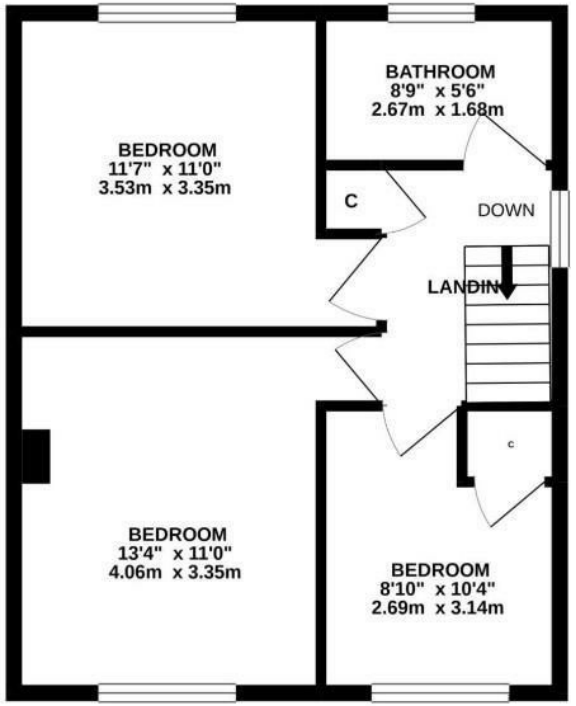
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

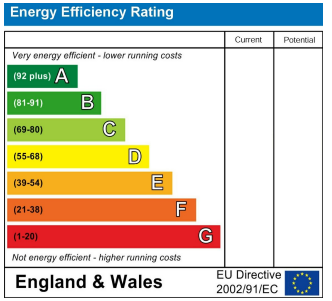
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.





TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons