



Broomside Lane

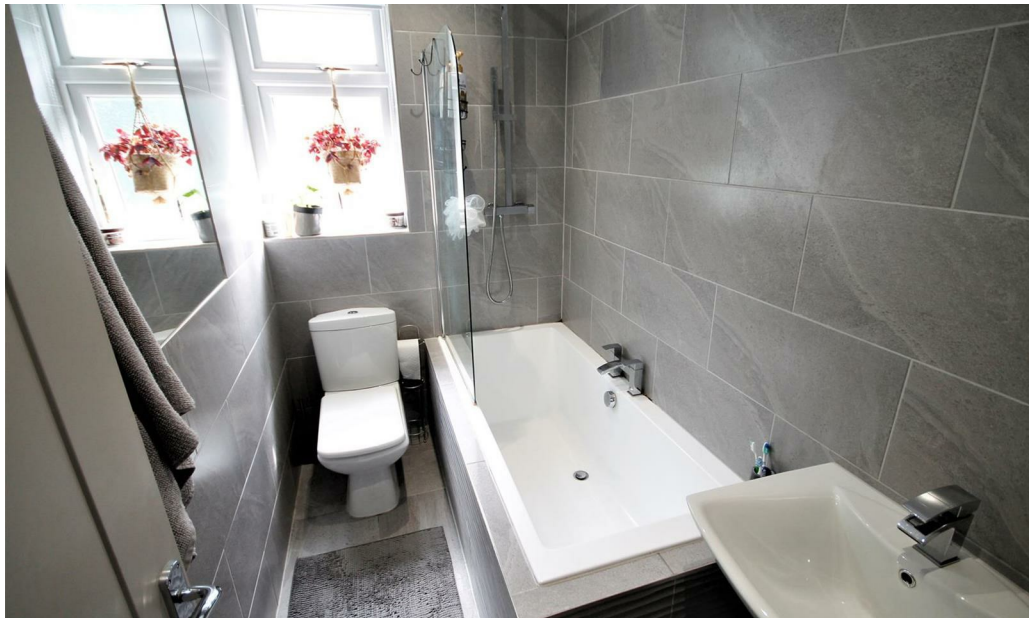
Belmont DH1 2QT

£850 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Broomside Lane

Belmont DH1 2QT



- Modern interior
- Stylish bathroom
- Walking distance to local amenities

- Contemporary kitchen
- Three bedrooms
- Easy access to Durham City

- EPC RATING D
- Parking
- Unfurnished

Venture Properties are delighted to offer the opportunity to rent this superb mid terraced house with three bedrooms, located in the highly sought after location of Broomside Lane in Belmont. With a contemporary interior including a stylish kitchen and bathroom, early viewing is highly recommended.

The spacious floor plan comprises to the ground floor of an entrance vestibule, living room with feature fireplace and impressive open plan kitchen/diner. To the first floor are three bedrooms and bathroom. Externally is a good size, enclosed rear yard, as well as a parking space.

Broomside Lane is close to a range of local shops and amenities available within both Belmont and Carrville. It is also excellently placed for access to both the A1(M) interchange and A690 for commuting.

EPC RATING - D COUNCIL TAX BAND - A

GROUND FLOOR

Entrance Vestibule

Entered via composite door. With internal door to the living room and laminate flooring.

Living Room

14'11" x 14'0" (4.57 x 4.27)

Spacious reception room with a UPVC double glazed window to the front, laminate flooring and radiator.

Further Living Room Image

Open Plan Kitchen and Dining Room

15'1" x 13'0" (4.62 x 3.97)

An impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

The contemporary kitchen is fitted with a range of units having worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, an integrated dishwasher, fridge/freezer space, plumbing for a washing machine and unit housed combi gas central heating boiler. Further features include a UPVC double glazed window and door to the rear, recessed spotlighting, laminate flooring, understairs cupboard and radiator.

Kitchen Image

FIRST FLOOR

Landing

With recessed spotlighting and radiator.

Bedroom One

Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

Having a UPVC double glazed window to the rear and radiator.

Bedroom Three

With a UPVC double glazed window to the front and radiator.

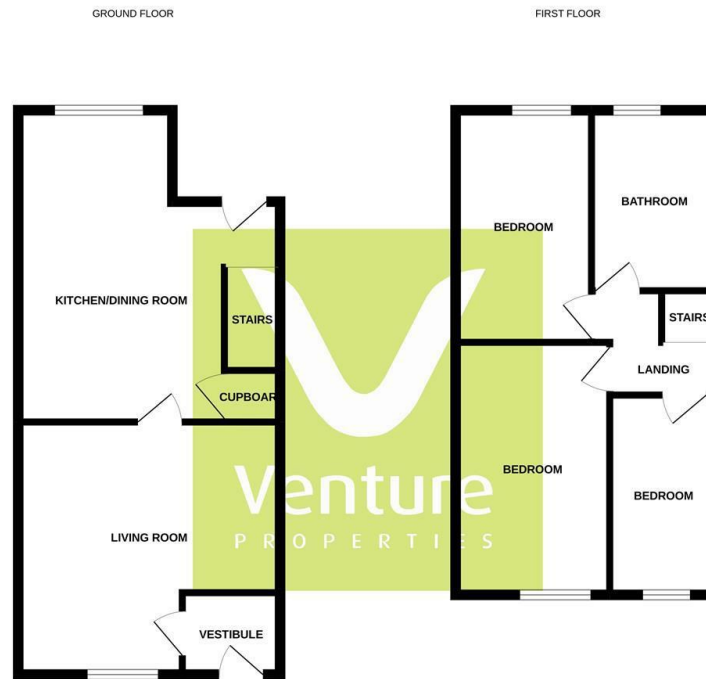
Bathroom/WC

Stylish bathroom comprising of a bath with mains fed shower over, pedestal wash basin and WC. Having fully tiled walls and floor, recessed spotlighting, extractor, stainless steel heated towel rail and UPVC double glazed opaque window to the rear.

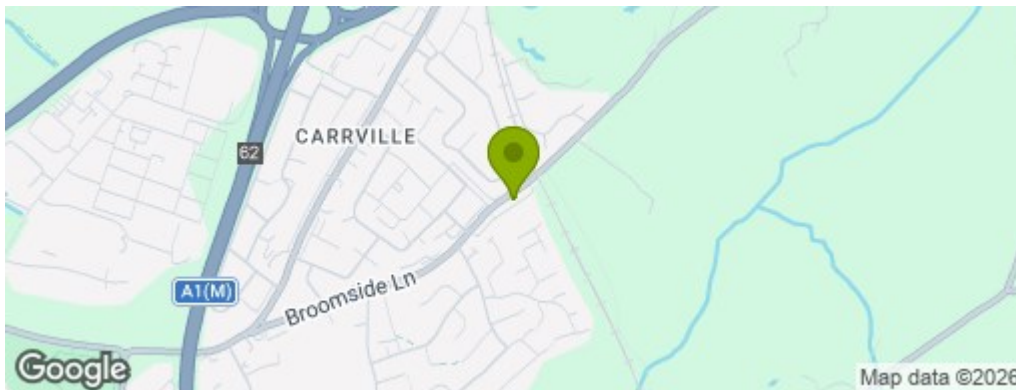
EXTERNAL

To the rear of the property is an enclosed yard with rear access gate, as well as off street parking across the rear lane.

Parking



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 misstatement. 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 ©2022



Property Information

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com