

Romney Drive, Carrville, DH1 1LS
2 Bed - Bungalow - Semi Detached
O.I.R.O £170,000

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**No Upper Chain ** Beautiful Enclosed Rear Garden with Sunny Aspect ** Spacious Driveway ** Detached Garage ** Highly Sought-After Location ** Excellent Access to Amenities & Road Links ** Competitively Priced to Reflect Modernisation Required ** Great Potential ** uPVC Double Glazing & Gas Central Heating **

The floor plan briefly comprises: welcoming entrance hallway, spacious lounge with ample room for a dining table and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The kitchen is well-proportioned, enjoys views over the rear garden and provides direct access to the outside. There are two generously sized bedrooms, while the bathroom/WC completes the internal accommodation.

Externally, the property occupies a pleasant position with gardens to both the front and rear. The front garden is complemented by a spacious driveway providing ample off-road parking and leading to the detached garage. To the rear is a generous enclosed garden, enjoying a good degree of privacy together with a sunny aspect, making it an excellent space for outdoor enjoyment.

Carrville is a particularly popular residential area, well regarded for its excellent day-to-day convenience and wide range of local amenities. Residents benefit from easy access to shops, supermarkets, cafés, takeaways and essential services, all of which contribute to a practical and convenient lifestyle. The area is also well placed for commuting, with excellent road links providing easy access to Durham City, the A1(M) and surrounding areas. Larger retail and leisure facilities are within easy reach, offering an ideal balance between local convenience and wider choice.







Hallway

Lounge
14'6 x 12'3 max points (4.42m x 3.73m max points)

Kitchen
8'9 x 8'1 (2.67m x 2.46m)

Bedroom One
13'1 x 12'3 (3.99m x 3.73m)

Bedroom Two
10'9 x 9'0 (3.28m x 2.74m)

Bathroom
6'7 x 5'5 (2.01m x 1.65m)

Agent Notes
Council Tax: Durham County Council, Band B - Approx. £2039p.a
Tenure: Freehold
Estate Management Charge – No

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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
Probate – Granted
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.
Accessibility/Adaptations – any alterations or conversions etc.
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.





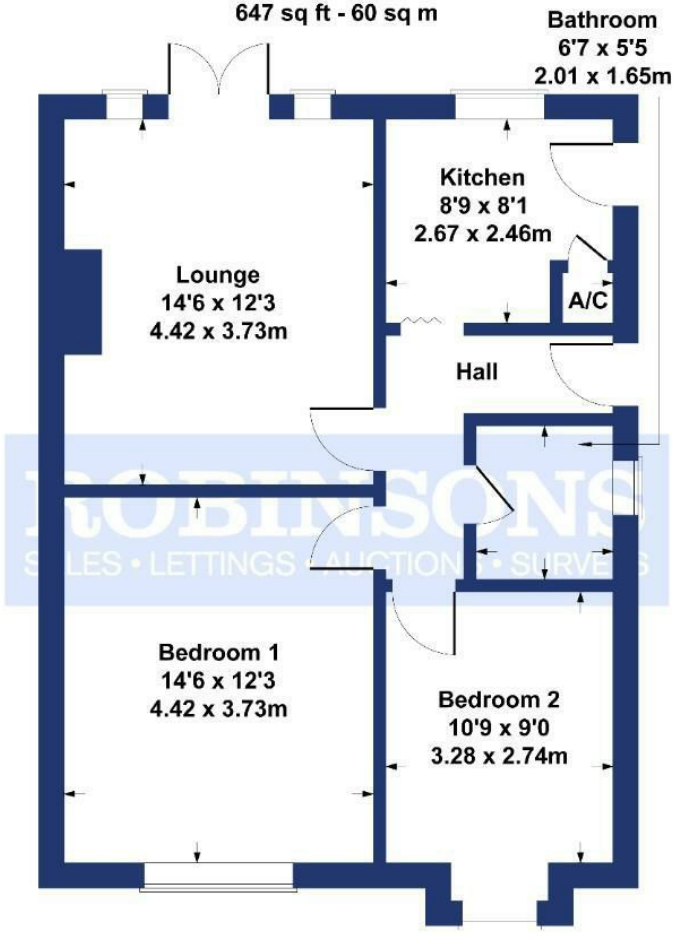






Romney Drive

Approximate Gross Internal Area
647 sq ft - 60 sq m

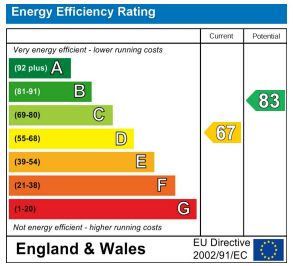


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. 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

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