STUART EDWARDS









Dinsdale Drive

Belmont, Durham DH1 2TS

- DETACHED FAMILY HOME IN HIGHLY SOUGHT-AFTER BELMONT
- SPACIOUS LOUNGE/DINING ROOM
- FAMILY BATHROOM WITH BATH AND ELECTRIC SHOWER
- FRONT AND REAR GARDENS
- 2 MILES FROM DURHAM CITY
- 3 BEDROOMS
- KITCHEN WITH INTEGRATED OVEN AND HOB
- DRIVEWAY PARKING FOR UP TO THREE CARS PLUS DETACHED SINGLE GARAGE
- EXCELLENT ROAD LINKS TO A1(M), A690 AND A19 FOR EASY COMMUTING
- AVAILABLE IMMEDIATELY

£1,000 Per Month

Council Tax Band: C
EPC Rating: D

FULL DESCRIPTION
AVAILABLE IMMEDIATELY | UNFURNISHED | SOUGHT-AFTER BELMONT LOCATION

Rarely available on the rental market, we are delighted to offer this well-presented three-bedroom detached family home situated within the highly desirable residential area of Belmont. Offering generous living accommodation, driveway parking, a detached garage and attractive gardens, this property is ideally suited to families and professional tenants seeking a spacious home within easy reach of Durham City.

The accommodation comprises an entrance hallway leading to a spacious lounge/dining room featuring a fireplace and French doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units together with an integrated oven and hob. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a bath and electric shower.

Externally, the property benefits from established front and rear gardens, a driveway providing off-road parking for up to three vehicles, and a detached single garage. Additional benefits include gas central heating via a recently installed combi boiler, UPVC double glazing throughout, new floor coverings, radiators to all rooms, and solar panels which contribute towards reduced energy costs through a quarterly rebate.

Belmont remains one of Durham's most sought-after residential locations, offering a wide range of amenities including supermarkets, local shops, healthcare facilities, cafés, leisure amenities and recreational facilities. The area is particularly popular with families due to its excellent selection of nearby schools, including Cheveley Park Primary School, Belmont CofE Primary School, St Thomas More Catholic Primary School and Belmont Community School.

The property is perfectly placed for commuters, with excellent access to the A1(M), A690 and A19, providing convenient links throughout the North East. Durham City Centre is approximately two miles away and offers an extensive range of shopping, restaurants, bars and cultural attractions, together with rail connections to Newcastle, York and London. Nearby green spaces, countryside walks and Durham's historic riverside provide excellent opportunities for outdoor recreation.

Early viewing is highly recommended to avoid disappointment.

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.







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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.