

Ullerdale Close, Belmont, DH1 2TU
2 Bed - House - Detached
O.I.R.O £179,950

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Ullerdale Close
Belmont, DH1 2TU

Stunning First or Family Home ** Fabulous Rear Extension ** Lovely Enclosed Garden ** Parking & Garage ** Very Popular Location ** Good Road Links & Amenities ** Early Viewing Advised **

Occupying a desirable position within a pleasant cul-de-sac, this beautifully extended and thoughtfully improved modern detached home offers stylish, well-planned accommodation ideally suited to first-time buyers, professional couples, or small families seeking a property ready to move straight into.

Benefiting from gas-fired central heating and double glazing throughout, the home combines comfort, practicality, and contemporary design. The standout feature is the impressive extended open-plan kitchen and dining area, designed to create the true heart of the home. Featuring a partly vaulted ceiling that enhances the sense of space and natural light, this superb room is ideal for everyday living, entertaining, and family dining, with French doors opening directly onto the rear garden for seamless indoor-outdoor living.

The accommodation briefly comprises a welcoming entrance lobby, comfortable and well-presented lounge, stunning extended kitchen/diner, two well-proportioned bedrooms, and a beautifully refurbished contemporary bathroom/WC finished to a high standard.

Externally, the property continues to impress, with a double-width driveway providing convenient off-street parking, an attached single garage offering additional storage or secure parking, and an enclosed rear garden ideal for children, pets, or outdoor entertaining.

The property enjoys an excellent location within the ever-popular Belmont area, with a range of local shops, everyday amenities, and well-regarded schools close by. Durham City Centre lies approximately three miles away, offering a wider selection of shopping, dining, leisure, and cultural attractions. For commuters, the nearby A1(M) provides excellent transport links throughout the region, making this an ideal and highly convenient location.








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Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Estate Management Charge – NA
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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
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 – Extended
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.

Ullerdale Close

Approximate Gross Internal Area
786 sq ft - 73 sq m

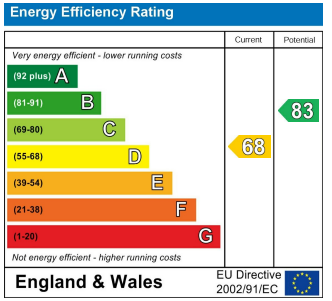


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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.



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