



High Street, Carrville, DH1 1BQ  
3 Bed - House - Semi-Detached  
O.I.R.O £175,000

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## High Street Carrville, DH1 1BQ

Superb Position \*\* Ideal Starter or Family Home \*\* Large Sunny Aspect Rear Garden \*\* Energy Efficient Gas Hybrid Air Source Heating \*\* Driveway Parking \*\* Good Local Amenities & Road Links \*\* Spacious & Well Presented \*\* Outskirts of Durham \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance hallway, comfortable family lounge with French style doors to the rear garden, the kitchen dining room is open plan creating a fabulous space for gatherings or entertaining. The kitchen is fitted with a range of modern units and has access to the rear garden. The first floor has three good size bedrooms and family bathroom with separate shower cubicle. Outside, there are good size gardens to the front and rear. The front provides parking for numerous vehicles, whilst the rear enjoys a degree of privacy, sunny aspect, and of a generous size.

Ideally suited to modern family living, this home occupies a highly desirable position in Carrville. Just a short walk from the local high street, everyday amenities are close at hand, making school mornings, errands, and weekend plans easy to manage. Excellent transport links further enhance the lifestyle on offer, with convenient access to the A690 and A1(M), regular bus services into the city, and the nearby Park and Ride providing a relaxed and efficient commute to the city centre.

Families will appreciate the wide range of well-regarded schools within easy reach of the property, all located within half a mile. This close proximity supports a practical, family-friendly routine and offers children the opportunity to grow and learn close to home.















## GROUND FLOOR

### Hallway

### Lounge

17'9 x 10'11 (5.41m x 3.33m)

### Kitchen Dining Room

17'6 x 13'11 (5.33m x 4.24m)

## FIRST FLOOR

### Bedroom

11'9 x 10'6 (3.58m x 3.20m)

### Bedroom

11'1 x 9'6 (3.38m x 2.90m)

### Bedroom

8'0 x 8'0 (2.44m x 2.44m)

### Bathroom

10'8 x 5'7 (3.25m x 1.70m)

### Agents Notes

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Tenure: Freehold

Estate Management Charge - NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Hybrid Air Source 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 – We are 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

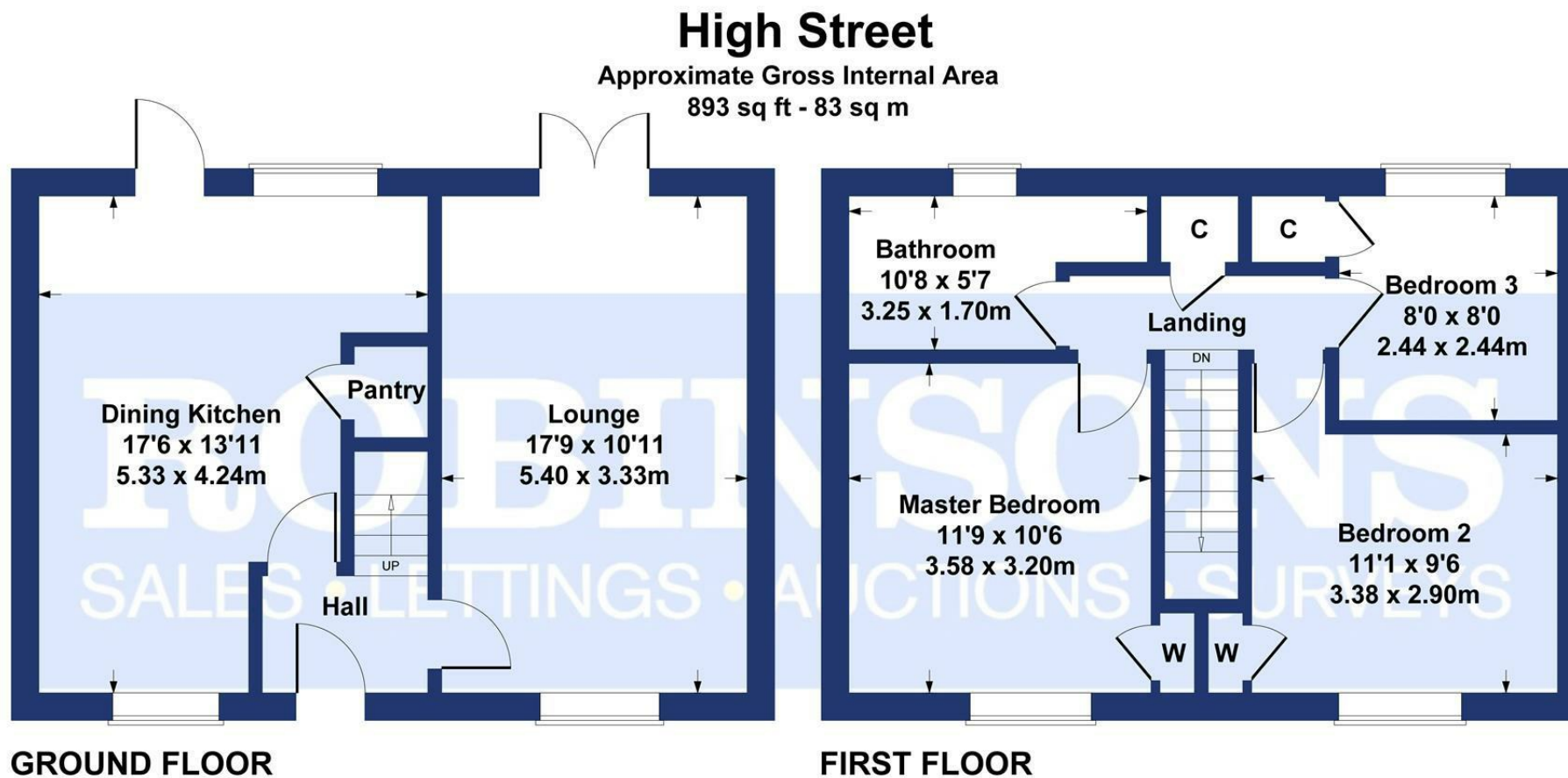
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>85</b> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>69</b> </div>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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