

Broomside Lane

Belmont DH1 2QD

Offers Over £129,950

Venture PROPERTIES









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Broomside Lane

Belmont DH1 2QD



- Available with no chain involved
- EPC RATING - C
- Well maintained and secure development
- Quality finish
- Impressive open plan living area and kitchen
- Master bedroom with ensuite
- Two generous double bedrooms
- Kitchen with breakfast bar and integrated appliances
- Close to local amenities

Available for sale with no chain involved, this superb apartment within this well maintained development, is finished to a high standard and offers impressive living accommodation throughout. Viewing is essential for full appreciation.

Accessed via a secure entry system, the well maintained communal area gives access to the property which is located on the second floor of the building. The welcoming hallway with storage cupboard leads in to a fantastic open plan living space and kitchen. The kitchen with breakfast bar comes with a full range of appliances. There are two generous double bedrooms, the master with ensuite shower room and a luxurious bathroom. Externally there is allocated parking, as well as a communal gardens.

Angerstein Court is a desirable apartment complex accessed via remote controlled gates, situated close to a variety of local amenities in Belmont. It is also perfectly placed for access to Durham City and has excellent commuting links via the A1(M) and A690

SECOND FLOOR

Entrance Hall

Welcoming entrance hallway with tiled flooring, recessed spotlighting, a telephone entry phone, access to the loft and a cupboard housing the combi gas central heating boiler.

Open Plan Kitchen and Living Room

22'6" x 12'5" max (6.86 x 3.80 max)

An impressive open plan living area and kitchen, having a UPVC double glazed bay window and two radiators.

The kitchen area is fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, along with an integrated fridge, freezer, washing machine and dishwasher. Further features include a breakfast bar, tiled flooring and recessed spotlighting.

Bedroom One

12'0" x 11'10" (3.66 x 3.63)

Generous double bedroom with a UPVC double glazed dormer window and two radiators.

Ensuite

7'11" x 4'7" (2.42 x 1.42)

A stylish ensuite bathroom comprising of a cubicle with mains fed shower over, a wash basin set to a vanity unit, WC, attractive tiling, a heated towel rail, recessed spotlighting, a shaver point and extractor fan.

Bedroom Two

16'0" x 9'6" max (4.89 x 2.90 max)

Further large double bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

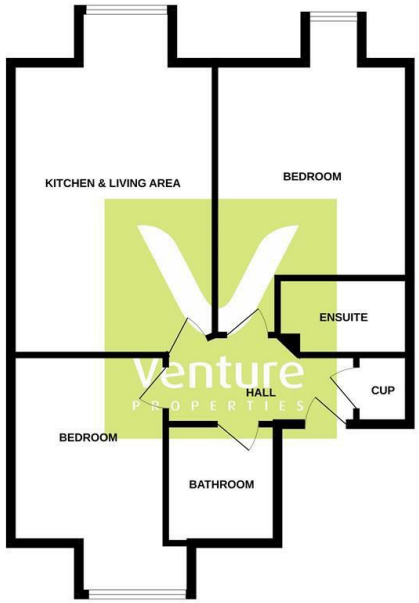
7'3" x 6'11" (2.23 x 2.11)

A luxurious bathroom comprising of a bath with mixer shower over, pedestal wash basin, WC, attractive tiling, a heated towel rail, recessed spotlighting and extractor fan.

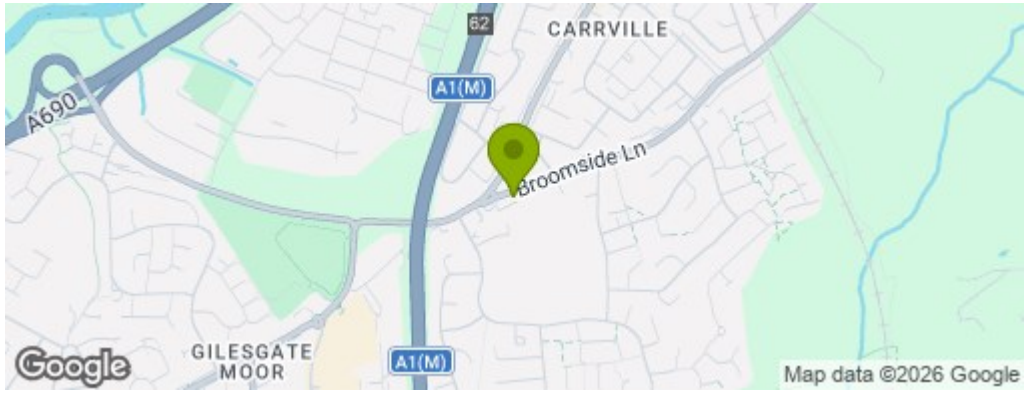
EXTERNAL

The property enjoys gated car parking including an allocated space with further visitor bays. There are well kept communal gardens and a useful bike store.

GROUND FLOOR



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 mis-statement. 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.
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Property Information

Tenure: Leasehold Gas and Electricity: Mains Sewerage and water: Mains Broadband: Check via OFCOM website. Mobile Signal/coverage: We recommend contacting your service provider for further information. Council Tax: Durham County Council, Band: B Annual price: £2039 (Maximum 2026) Energy Performance Certificate Grade C Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea. Disclaimer The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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