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Broome Road, Carrville, DH1 1ND
3 Bed - House - Semi-Detached
O.I.R.O £175,000

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Broome Road
Carrville, DH1 1ND

Occupying a pleasant position within the popular Carrville area of Durham, this spacious three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, families and commuters alike. Situated on the outskirts of Durham City, the property benefits from easy access to a wide range of local amenities, schools, public transport links and the nearby A1(M), making it ideal for those travelling throughout the region.

The property has been well maintained and provides generously proportioned accommodation throughout, complemented by double glazing, gas central heating and leased solar panels, which we are advised are approved by many mortgage lenders. Externally, the home boasts a large rear garden, ideal for families and outdoor entertaining, together with a raised decked patio area perfect for relaxing or al fresco dining. A detached garage provides useful storage, while to the front a block-paved driveway offers potential off-street parking.

Internally, the accommodation briefly comprises an entrance porch leading into a welcoming hallway. The impressive full-length lounge is a particular feature, offering ample space for modern family living and benefiting from French doors opening directly onto the rear decking. A gas log burner-style fire provides an attractive focal point to the room. The kitchen diner is fitted with a range of modern wall and base units and provides further access to the rear garden. A useful cloakroom/WC completes the ground floor accommodation.

To the first floor are three good-sized bedrooms together with a modern shower room/WC. Combining spacious accommodation, excellent outdoor space and a convenient location close to Durham City and major transport links, this attractive home is sure to appeal to a wide variety of purchasers. Early viewing is strongly recommended to appreciate the size, setting and potential on offer.

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Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 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
Solar Panels - Leased but seller advises that they are approved by many mortgage lenders. Any buyer should check prior to any sale.
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

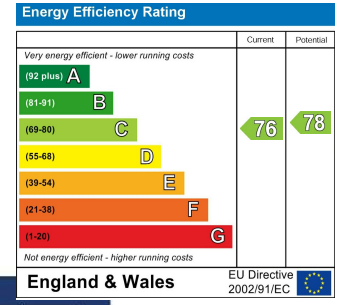
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.
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 – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

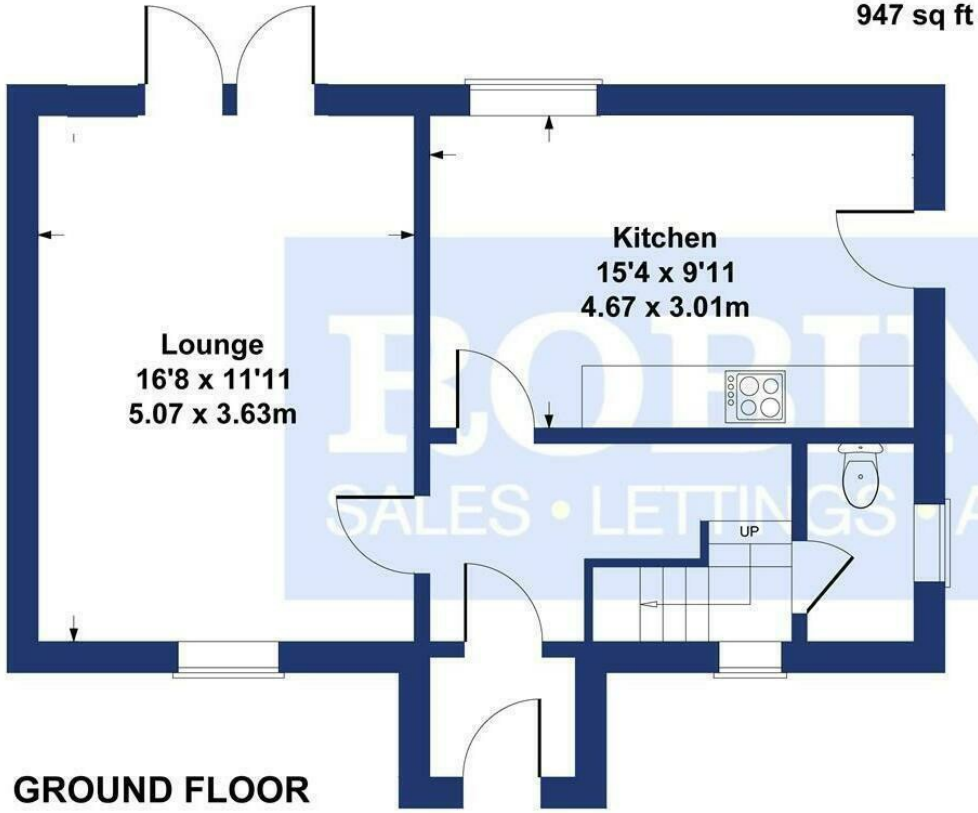
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

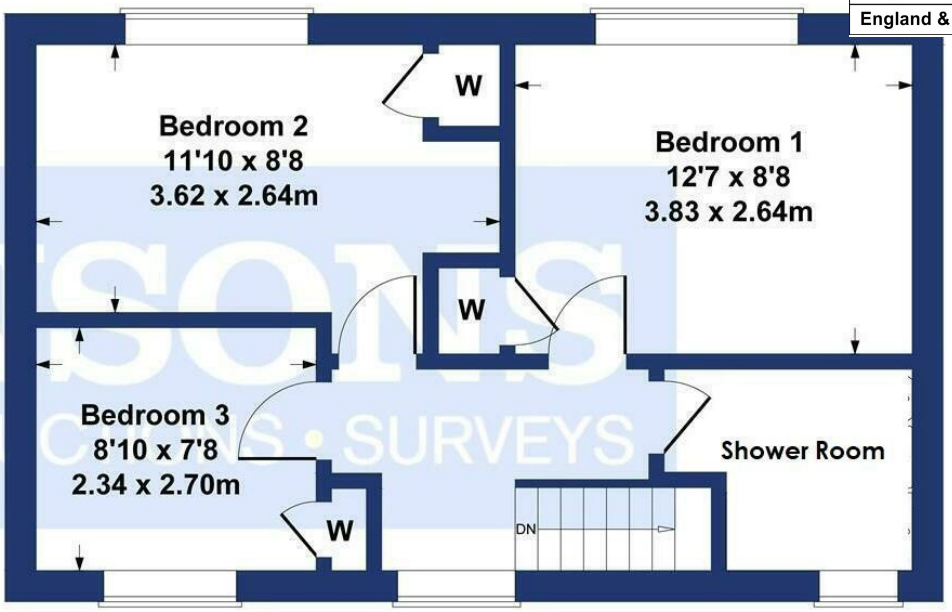
Broome Road

Approximate Gross Internal Area
947 sq ft - 88 sq m





GROUND FLOOR



FIRST FLOOR

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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. 2024

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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