**Fallsway, Carrville, DH1 1AZ**
**3 Bed - House - Semi-Detached**
**O.I.R.O £185,000**

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# Fallsway
# Carrville, DH1 1AZ

Ideal First or Family Home Pleasant Cul-de-Sac Position ** Three Bedrooms ** Large Private Rear Garden ** Driveway & Garage ** Beautifully Presented Throughout ** Popular & Convenient Location

Occupying a pleasant cul-de-sac position within the ever-popular residential area of Carrville, this beautifully presented and upgraded three-bedroom home is ideally suited to first-time buyers, couples and growing families alike.

Offering well-proportioned accommodation throughout, the property benefits from a particularly generous and private rear garden enjoying a sunny aspect, with excellent potential for future extensions, subject to the necessary consents.

Internally, a welcoming entrance hallway leads into a comfortable lounge, with a walk-through to the adjoining dining room, creating an excellent space for everyday living and entertaining. The kitchen is fitted with a modern range of units, providing ample storage and workspace, with direct access to the rear garden.

To the first floor are three bedrooms, comprising two doubles and a versatile single bedroom, ideal as a nursery, child's bedroom or home office. The family bathroom has been stylishly refitted with a fabulous contemporary suite, including an over-bath shower.

Externally, the property benefits from a front garden, driveway and single garage. The substantial rear garden is a particular highlight, offering excellent privacy, a sunny aspect and plenty of space for outdoor dining, entertaining and family activities.

Situated in a highly desirable and convenient location, the property offers easy access to local amenities, schools, transport links and Durham City.

Early viewing is strongly recommended to fully appreciate this attractive home, its generous garden and excellent potential.

**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

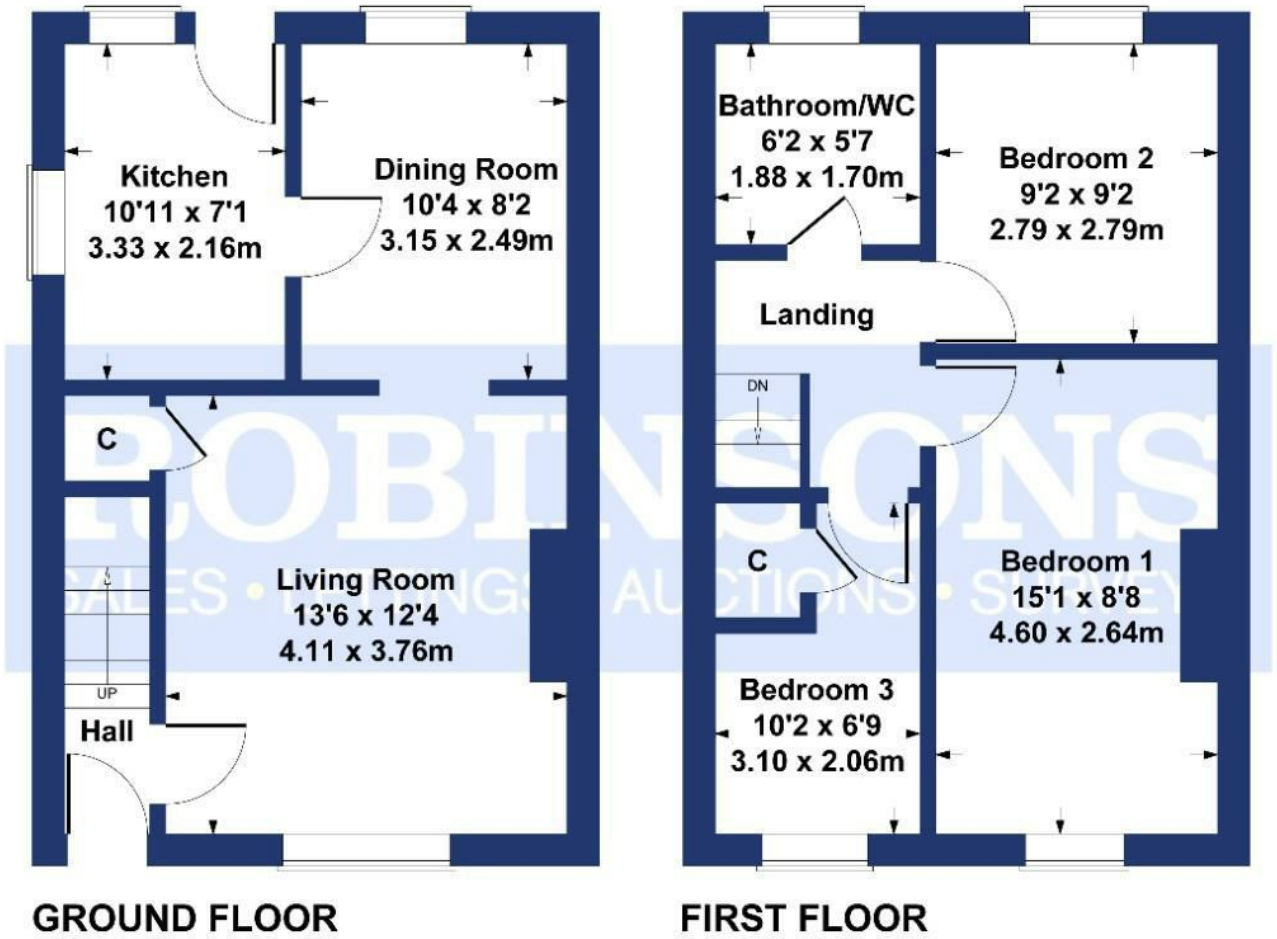
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
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 – No
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.

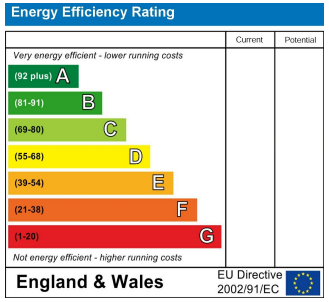
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Fallsway

**Approximate Gross Internal Area**
**753 sq ft - 70 sq m**




**GROUND FLOOR** **FIRST FLOOR**




**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.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

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