



Cheshire Drive, Belmont, DH1 2LR
3 Bed - House - Semi-Detached
£247,999

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Cheshire Drive Belmont, DH1 2LR

* EXCELLENT CUL DE SAC POSITION * GREATLY IMPROVED * STUNNING REFITTED KITCHEN AND BATHROOM * SEVERAL RECEPTION AREAS * PRIVATE REAR GARDEN * CONVERTED GARAGE * DOWNSTAIRS WC AND UTILITY * AMPLE OFF STREET PARKING *

Occupying an excellent cul de sac position within the traditionally sought-after Belmont area of Durham is this greatly improved three bedroom family home. Finished with high quality fixtures and fittings throughout, the property offers an impressive and versatile layout with several reception areas, a stunning refitted kitchen and bathroom, and a particularly private rear garden which is not directly overlooked. The property should appeal to a wide variety of buyers, particularly families.

The floorplan comprises an entrance porch leading into a welcoming hallway, comfortable lounge and a versatile second reception room created from the converted garage. A particular feature is the superb dining kitchen, fitted with a stunning range of modern units and providing an excellent sociable space for dining and entertaining. There is also a small garden room overlooking the rear garden, downstairs WC and useful utility area. To the first floor there are three good sized bedrooms and a stunning refitted family bathroom incorporating both a bath and separate shower.

Externally, the property benefits from a generous driveway providing ample off-street parking. To the rear is an excellent enclosed garden enjoying a particularly good degree of privacy and not being directly overlooked, creating a fantastic space for outdoor dining, entertaining and family enjoyment.

Cheshire Drive is in the sought-after Belmont area, close to Durham City, local shops, good schools and amenities. Excellent commuter links are available via the A690 and A1(M), providing easy access to Durham, Newcastle and Sunderland. The Dragonville Retail Park is also just a short distance away.













GROUND FLOOR

Porch

Hallway

Lounge

12'1" x 11'9" (3.7 x 3.6)

Second Reception Room

13'1" x 7'2" (4 x 2.2)

Dining Kitchen

18'8" x 14'9" (5.7 x 4.5)

Garden Room

8'10" x 7'2" max (2.7 x 2.2 max)

Downstairs WC

Utility Space

FIRST FLOOR

Bedroom

12'9" x 9'10" (3.9 x 3)

Bedroom

11'5" x 9'10" (3.5 x 3)

Bedroom

9'2" x 6'10" (2.8 x 2.1)

Bathroom

8'2" x 6'10" (2.5 x 2.1)

AGENT'S NOTES

Council Tax: Durham County Council, Band C - Approx £2331pa

Tenure: Freehold

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

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 recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No

Probate – Not applicable

Rights & Easements – Please confirm with your legal advisor.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – converted garage, altered floorplan.

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

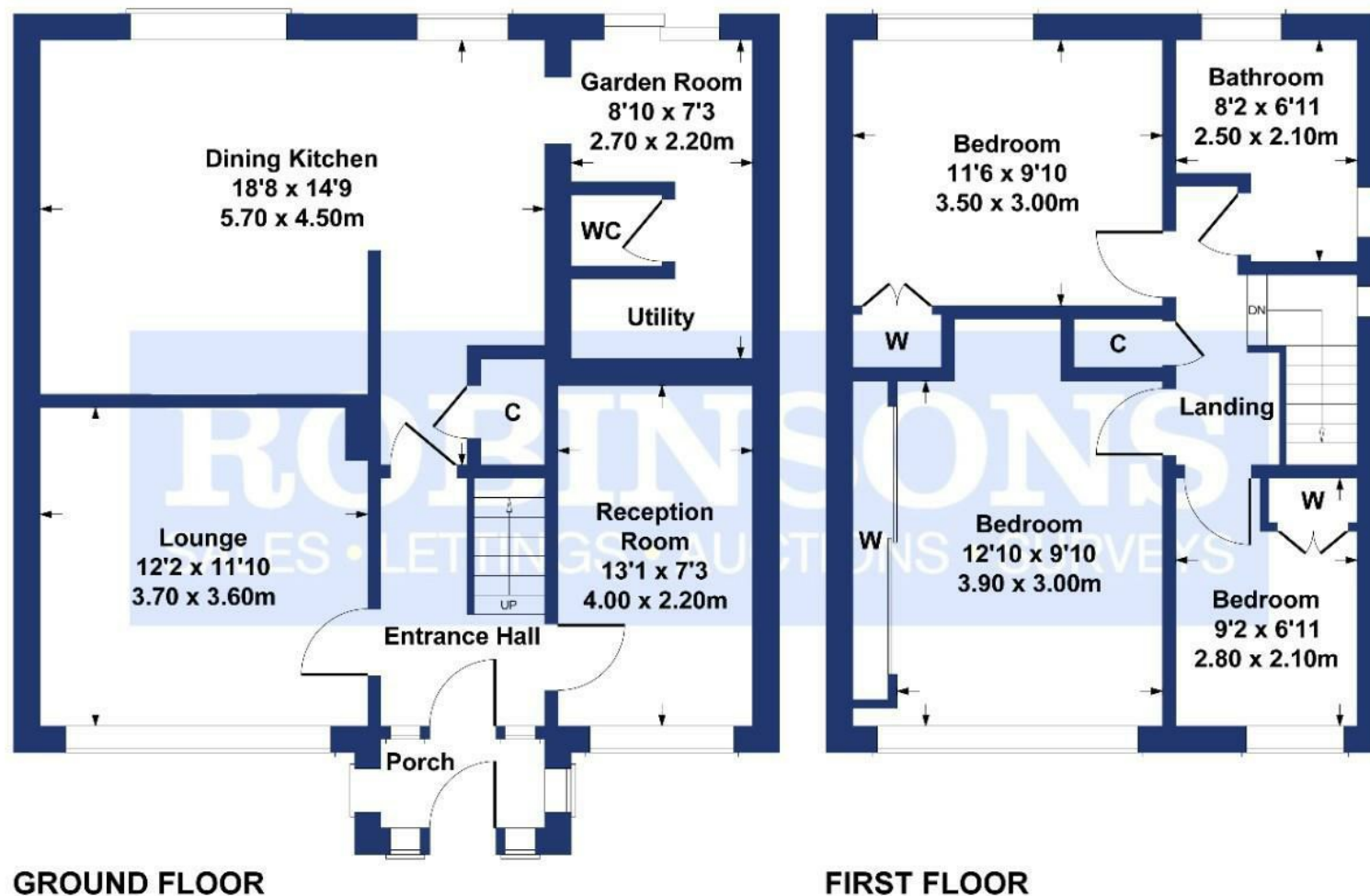
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





Cheshire Drive

Approximate Gross Internal Area
1173 sq ft - 109 sq m



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		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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