STUART EDWARDS







Dinsdale Drive

Belmont, Durham DH1 2TS

- DETACHED FAMILY HOME IN HIGHLY SOUGHT-AFTER BELMONT
- SPACIOUS LOUNGE/DINING ROOM
- FAMILY BATHROOM WITH BATH AND ELECTRIC SHOWER
- FRONT AND REAR GARDENS
- 2 MILES FROM DURHAM CITY
- 3 BEDROOMS
- KITCHEN WITH INTEGRATED OVEN AND HOB
- DRIVEWAY PARKING FOR UP TO THREE CARS PLUS DETACHED SINGLE GARAGE
- EXCELLENT ROAD LINKS TO A1(M), A690 AND A19 FOR EASY COMMUTING
- NO ONWARD CHAIN



Offers In The Region Of £210,000







FULL DESCRIPTION

A well-proportioned detached family home situated in the highly sought-after area of Belmont, available with early vacant possession and no onward chain. Offering generous living space and excellent potential, this is an ideal opportunity for buyers looking to secure a home in one of Durham's most popular residential locations amongst families.

A UPVC entrance door leads into the hallway, opening into a spacious lounge/dining room featuring a fireplace and French doors overlooking the rear garden. The kitchen is fitted with a good range of wall and floor units along with an integrated oven and hob. Stairs with an under-stair storage cupboard rise to the first floor landing, giving access to three bedrooms and a family bathroom complete with both a bath and electric shower.

Externally, the property benefits from a driveway providing off-road parking for up to three cars, a detached single garage, and established gardens to the front and rear. Further advantages include gas central heating via a recently installed combi boiler, radiators to all rooms, solar panels with a rebate each quarter, new floor coverings and UPVC double glazing throughout.

Located in Belmont, the property enjoys excellent access to a wide range of everyday amenities including shops, a supermarket, pharmacy, doctors' surgery, cafés and leisure facilities. The area is particularly well regarded for its schooling, with Cheveley Park Primary School, Belmont CofE Primary School, St Thomas Moor Catholic Primary School, and Belmont Community School for secondary school education, all within easy reach.

Belmont also offers superb transport links, with quick access to the A1(M), A690 and A19, making commuting across County Durham and the wider region straightforward. Durham City is just 2 miles away, providing additional shopping, dining and transport connections.

Homes in this location rarely stay on the market for long, therefore early viewing is strongly recommended.

ENTRANCE HALLWAY

UPVC entrance door leading to hallway with double radiator and stairs with under stair storage cupboard leading to the first floor landing.

LOUNGE/DINING ROOM

23'0 x 11'0 overall size
White feature fire surround with marble hearth and inset electric fire, two double radiators and double glazed French doors to the rear garden.

KITCHEN

9'0 x 7'8
Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Integrated electric oven and hob, plumbed for automatic washing machine, double radiator and wall mounted gas combi boiler.

FIRST FLOOR LANDING

BEDROOM 1
12'4 x 10'0
Situated at the front of the property with radiator.

BEDROOM 2
10'7 x 10'3
Situated at the rear of the property with radiator.

BEDROOM 3
9'3 x 6'8
Situated at the front of the property with radiator.

FAMILY BATHROOM
Close coupled wc, pedestal wash hand basin, panel bath with electric shower over, radiator and fully tiled walls.

DRIVEWAY
Providing off road parking for three cars.

DETACHED GARAGE
With up and over door and side access door to the garden.

GARDENS
Walled garden to the front with laid lawn. Whilst the rear is enclosed with fenced boundaries, laid lawn and planted borders.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/2928-1011-0201-1649-0200

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.
Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.
We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.
Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN.
Membership is held with The Property Ombudsman for sales and lettings.

THANKS.
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.







Council Tax Band: C
EPC Rating: D





1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.