



St. Marys Road

Carville DH1 1NP

Offers In The Region Of £185,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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St. Marys Road

Carville DH1 1NP



- Extended semi detached house
- EPC RATING - D
- Downstairs WC

- Highly sought after location
- Three reception areas
- Generous garden

- Three bedrooms
- Superb open plan kitchen and dining room
- Close to local amenities

Venture Properties are delighted to offer the opportunity to purchase this spacious semi detached house offering three well proportioned bedrooms and three reception rooms in a sought after location, close to local amenities. The property would be ideal for a wide range of buyers and offers impressive living accommodation throughout.

The floor plan comprises of an entrance hall, lounge with bay window opening through to a further reception room. There is also a stunning open plan kitchen and dining area which is a fantastic space for modern living and entertaining. It also has a useful cloakroom/WC. To the first floor are two double bedrooms and well proportioned third bedroom, as well as the modern refitted shower room/WC. Externally there is a generous rear garden and off street parking to the front for up to three vehicles.

Belmont offers a wide range of local amenities including a highly regarded primary and secondary schools. There are also facilities available in nearby Carrville. There are excellent transport links in to Durham City and to both the A1(M) and A690 for access across the region.

Properties in this area prove highly popular making early viewing essential to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC door. With stairs leading to the first floor, UPVC double glazed window to the rear, radiator and wood flooring.

Lounge

14'5" x 11'11" (4.41 x 3.65)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace, laminate flooring and radiator.

Family Room

10'9" x 9'3" (3.28 x 2.84)

Second reception room which can be used to suit the needs of any buyer with a UPVC double glazed window to the front, laminate flooring and radiator.

Open Plan Kitchen

14'1" x 7'2" (4.31 x 2.19)

Truly the highlight of this property, this superb open plan kitchen and dining area provides the perfect space for entertaining and modern living.

The kitchen is fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer taps, built in double oven, hob with extractor over, an integrated dishwasher, plumbing for a washing machine and fridge/freezer space. Further features include a breakfast bar and wood laminate flooring.

Dining Area

Open plan to the kitchen with co-ordinating units, wood flooring, a wall panel radiator and UPVC double glazed french doors to the rear garden.

WC

Convenient downstairs WC comprising of a low level WC and hand wash basin set to a vanity unit, a UPVC double glazed opaque window to the side and wood laminate flooring.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the rear.

Bedroom One

12'5" x 10'4" (3.80 x 3.17)

Generous double bedroom with a UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom Two

10'10" x 9'4" (3.31 x 2.86)

Double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom Three

9'6" x 6'9" (2.91 x 2.08)

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

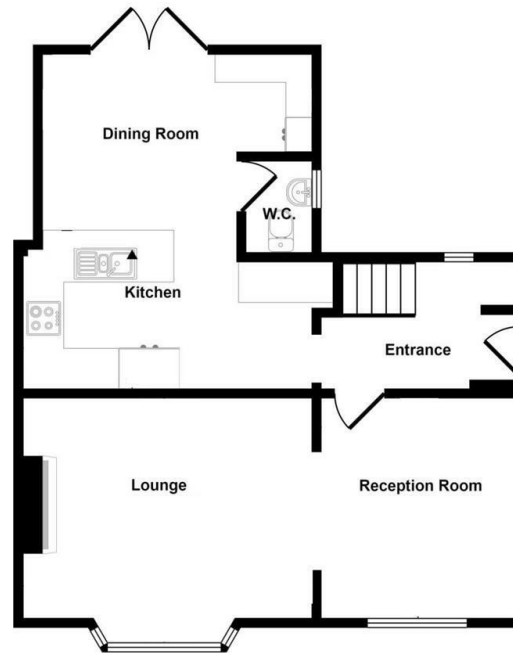
Shower Room/WC

6'2" x 5'8" (1.88 x 1.73)

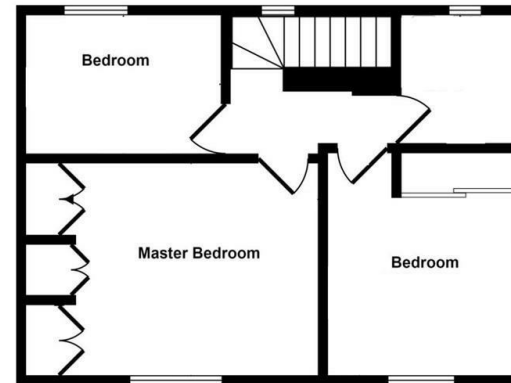
Modern refitted shower room comprising a cubicle with mains fed shower, WC and hand basin set to a vanity unit. There is a built in storage cupboard, chrome towel radiator, tiled walls, laminate flooring, recessed spotlighting and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property there is off street parking for up to three vehicles, whilst to the rear is a generous enclosed garden with lawn, patio area, storage sheds and greenhouse.

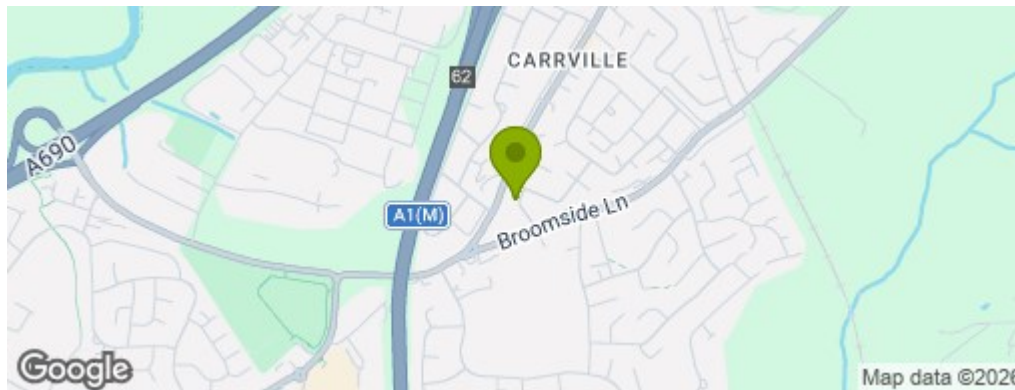


Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property Information

Tenure: Freehold
 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: £1984 (Maximum 2025)
 Energy Performance Certificate Grade D
 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

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