



 SevenKeys

Scardale Way, Belmont, Durham

£215,000

- Three bedroomed detached house
- Garage easily converted to make a fourth bedroom
- Beautifully presented accommodation
- Modern oak kitchen with black marble effect work tops
- Enclosed rear garden
- Integrated garage, driveway providing off street parking.
- Gas fired central heating and double glazing
- Brand new patio and fencing in back garden



Seven Keys are delighted to offer this immaculately presented three bedroom detached house in the much sought after area of Belmont. Scardale Way is located on the eastern side of Durham. Features include gas central heating and UPVC double glazing. This home has been decorated to a high specification, and offers good sized accommodation, which is ideal for a growing family.

Accommodation briefly comprises: Entrance porch leading to the lounge. Lounge is a spacious room with period central heating radiators, neutral decor, coved ceilings and oak floor coverings, with a large bay window to the front giving plenty of natural light into the room. An opening leads into the dining room which comprises of ceramic floor tiles, a large period style radiator, coved ceilings, high skirting boards and a helpful serving hatch from the kitchen,

the dining room leads into the kitchen.

A large well fitted kitchen with modern oak shaker units with dark granite style worktops and includes a built-in oven, ceramic hob and integral extractor fan, ceramic tiled flooring, stainless steel splash back half tiled walls and LED downlighters. Walking through the kitchen you come into the large utility room which is plumbed for a washing machine and has marble effect worktops for laundry use. Located to the first floor are three bedrooms, the impressive large master bedroom runs the whole length of the top elevation. Bedrooms one two and three are served by the stunning family bathroom which consists of a low-level ice white suite, ornate tiled bath panel, fully tiled ceramics, thermostat mixer shower, chrome towel warmer and grey vinyl flooring.

Externally there are attractive gardens to front and rear, the latter enjoying a good degree of privacy with tall wooden fencing. A driveway leads to the integral garage. Another pleasing feature of this home is its pleasing outlook onto a very quiet development.

Location

Scardale Way is located in Belmont, which is served by a local shops, supermarkets, public houses, and places of worship. With a very well served town centre. There are several independent and chain restaurants. The area is served by primary and secondary schooling. Belmont is located south of the River Wear and offers a full range of outdoor pursuits and sporting activities. Excellent transport links to Durham, Sunderland and Teesside with a 1mile

access to the A1 offering easy access to Newcastle, Gateshead, Darlington and Newcastle airport.

Entrance Hall

With double glazed entrance door to front leading into the lounge.

Lounge

With a bay double glazed windows to the front, central heating radiator, coved ceilings modern laminate floor coverings.

Dining

Dark slate ceramic flooring in the dining area with coved ceilings and period radiators.

Kitchen

Modern fitted shaker oak cabinets, black marble effect worktops and stainless steel splash-back, fitted electric oven, ceramic hob, integral extractor hood, dark slate ceramic flooring and spotlight downlighters.

Utility

utility room which is plumbed for a washing machine and has marble effect worktops.

First Floor Landing

Leading to bedrooms and family bathroom.

House Bathroom

With a double-glazed window to rear, modern white suite comprises a tiled bath, thermostat mixer shower, pedestal

hand basin, low flush W.C., vinyl flooring and heated towel rail.

Bedroom One

A large master bedroom, with double glazed windows to front and rear with radiator and laminate flooring.

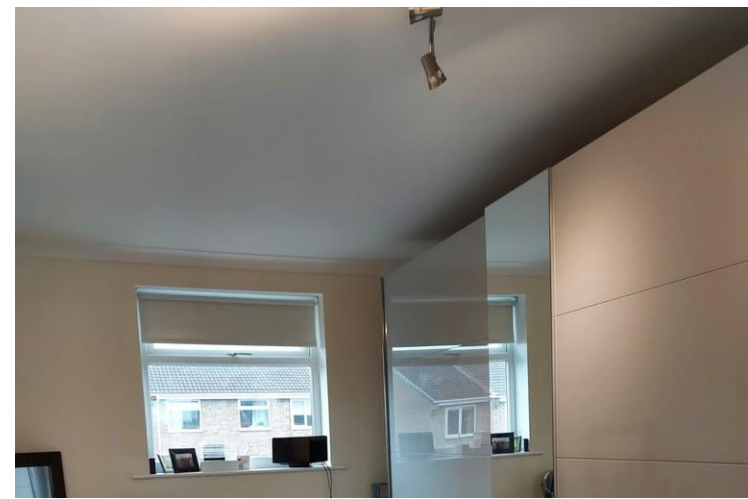
Bedroom Two

A double sized room consisting of two front facing double glazed windows, radiator, carpet flooring.

Bedroom Three

A large single room with double glazed window to the rear, radiator, carpet flooring.







Garage-Drive

Integrated garage, access from inside the property.

Parking on the drive at the front of the property.

Front Garden

Lawned garden.

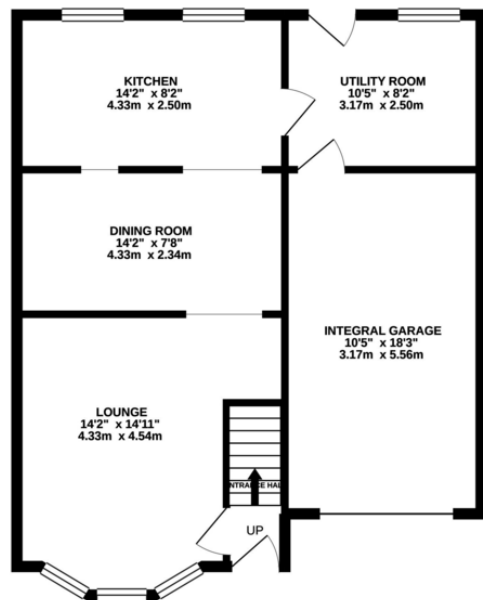
Rear Garden

An enclosed manageable sized rear lawned and new patio area.

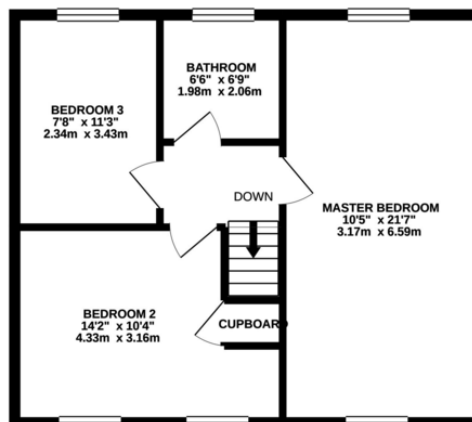
Viewing

Viewing is Strictly by Appointment Only.

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band

TENURE

Unknown

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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