

COPELAND RESIDENTIAL

SALES & LETTINGS



Broomside Lane, Durham, DH1

Asking Price

£120,000

Spacious 2 Bed Terrace In Belmont
Log Burner To Lounge
Excellent Sized Kitchen Dining Room
2 Bedrooms To 1st Floor With Storage
Bathroom With Bath & Shower
Combination Boiler
Southerly Facing Rear Yard
Parking To Rear (not on deeds)



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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WELL PRESENTED 2 BEDROOM MID TERRACED HOUSE. LOUNGE WITH LOG BURNER. SPACIOUS KITCHEN / DINER. REAR YARD.

Located on Broomside Lane, Belmont. This spacious 2 bedroom terraced house is well presented throughout and boasts a family sized lounge with log burner, kitchen / diner to the ground floor. 2 bedrooms and a family bathroom to the 1st floor. Extenerally there's a rear yard with a log store and brick outhouse. To the rear, the lane inline with the property is registered to the house, however the parking is not registered but has been used by the current and previous vendors for many years.



WELL PRESENTED 2 BEDROOM MID TERRACED HOUSE. LOUNGE WITH LOG BURNER. SPACIOUS KITCHEN / DINER. REAR YARD.

2 bedroom terraced house is set on a desirable street within the Belmont area of Durham within a vast array of local amenities. The current vendors have created a lovely family home, the lounge measures 15 x 14' and with the addition of a log burner provides a very cosy feel and blends in with the tradition of this period terrace.

To the rear a kitchen / dining room offers ample wall and base units incorporating a 1 1/2 bowl ceramic style sink and solid oak worktops. A modern vertical radiator has been installed offering that modern and traditional touch along with a Upvc door within the kitchen leads to a southerly facing rear yard.

The 1st floor landing flows to both bedrooms and family bathroom. Bedroom 1 is located to the front of the property and provides large built in wardrobes. Bedroom 2 is a dormer style room and benefits from a built in cupboard housing a combination boiler. A corner bath with an overhead twin headed shower are available along with a hand basin and WC. The walls are fully tiled and laminate flooring is installed. Access to the attic is also via the bathroom.



Externally, a southerly facing yard is to the rear. The yard is a good size and boasts several planting areas, water tap, log store and a brick outhouse. The rear lane to the rear of 86 Broomside is on the deeds to the property. A double width parking area is after the lane. This has been used by several vendors over the years but is not on the deeds to the property. This area may be able to be claimed via the land registry.



Broomside Lane is located close to everyday shopping facilities at Cheveley Park Shopping Centre. A wide range of shops stores and beauticians are within the complex. Belmont Business Park is close by where a vast array of international employers are based. Durham City, A1 & the A690 are all within close proximity. Schools for all ages are close by making this area a prime location for families.



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Property comprises

Porch. Accessed via a Upvc double glazed door and radiator.

Lounge. 15'1 x 14' (4.60m x 4.26m) Double glazed window to front, log burner and radiator.

Kitchen / Dining Room. 14'5 x 12'11 (4.29m x 3.94m) Double glazed window to rear, Upvc door to rear, wide range of wall and base units, built in gas hob, electric oven, extractor fan, plumbed for washing machine, 1 1/2 bowl sink and drainer, mixer taps, tiled splashbacks, vertical radiator, storage cupboard under stairs, integrated dishwasher, spot lights to ceiling, laminate flooring and stairs to the 1st floor.

1st Floor Landing, radiator and leading to

Bedroom 1. 12'1 x 9'6 (3.68m x 2.91m) Double glazed window to front, radiator and a range of built in wardrobes

Bedroom 2. 13'8 x 7'11 (reducing to 4'10) (4.17m x 2.42m) (reducing to 1.48m) Double glazed windows to rear, radiator, storage cupboard housing a combination boiler.

Bathroom. 9'8 x 4'10 (2.95 x 1.46) Double glazed window to front, corner bath, overhead twin headed shower, hand basin, WC, radiator, tiled walls, cladded ceiling, spot lights to ceiling, laminate flooring and loft access.

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