



Devonshire Road, Belmont, DH1 2BL
4 Bed - House - Semi-Detached
£210,000

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A well presented, extended and ideally located four bedroom semi-detached family home. Having a large ground floor extension to offer an additional double bedroom and modern en-suite, the property should prove popular with a wide variety of potential purchasers.

The floorplan briefly comprises of: larger than average entrance hallway, comfortable lounge, separate dining area, attractive kitchen, rear lobby, downstairs bedroom (which could be used as a family room, study etc.) and an en-suite. On the first floor there are three bedrooms, a bathroom, and a separate WC. Externally the property has a driveway and garden to the front, a 16ft garage, and a rear and side garden.

Devonshire Road is conveniently situated for access to a good range of local neighbourhood shops, schools, public library, post office and doctors surgery which are all available within the development itself. More comprehensive shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 3 miles distant. Belmont is also conveniently situated for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange providing good road links to both North and South.



GROUND FLOOR

Hallway



Lounge

16'2 x 12'1 (4.93m x 3.68m)



Dining Room

10'2 x 8'10 (3.10m x 2.69m)

Kitchen

14'7 x 8 (4.45m x 2.44m)

Rear Lobby

Bedroom

14'1 x 10'6 (4.29m x 3.20m)

En-Suite

FIRST FLOOR

Landing

Bedroom

13'2 x 11'6 (4.01m x 3.51m)

Bedroom

11'6 x 9'2 (3.51m x 2.79m)



Bedroom

9 x 6'9 (2.74m x 2.06m)

Bathroom



WC



EXTERNALLY

Front Garden and Driveway

Garage

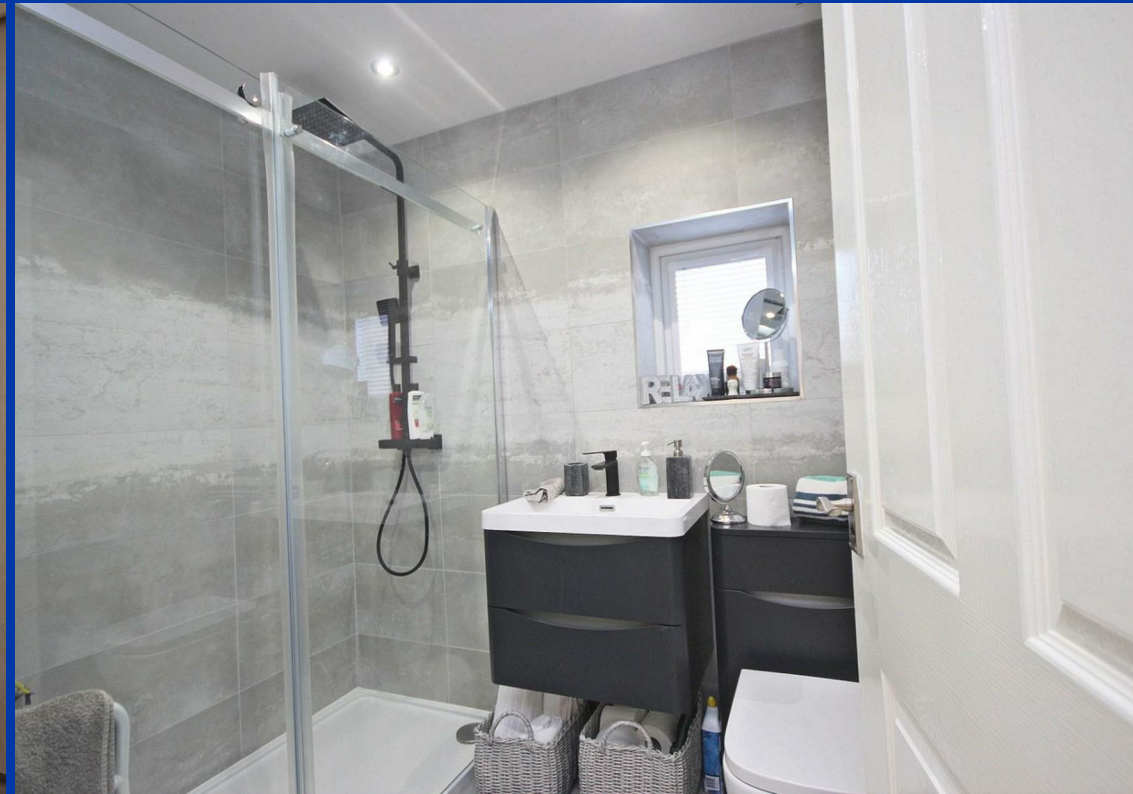
16'7 x 9'9 (5.05m x 2.97m)

Rear and Side Garden



Council Tax Band C - Approx. £1841 PA

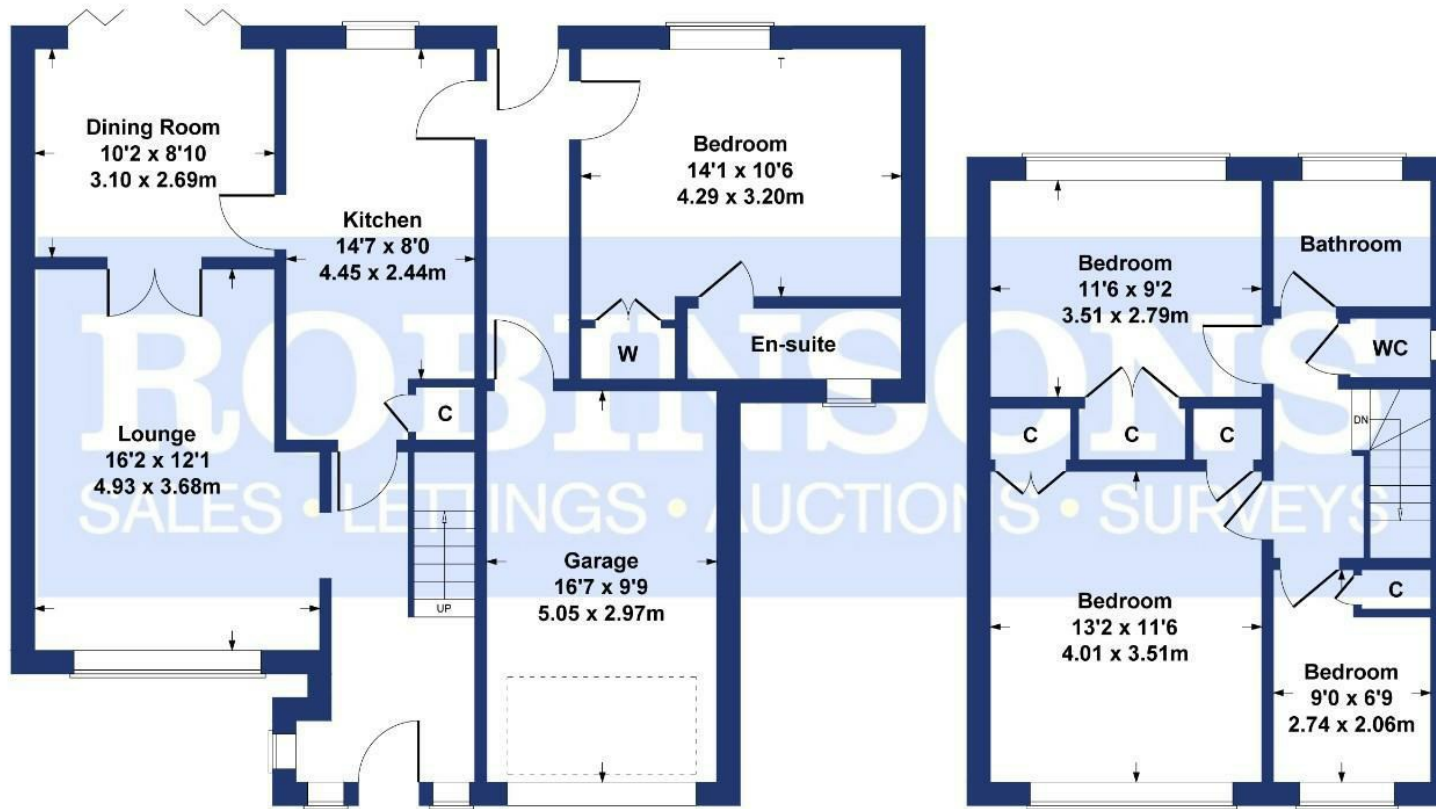
Tenure - Freehold





Devonshire Road

Approximate Gross Internal Area
1418 sq ft - 132 sq m



GROUND FLOOR

FIRST FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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