



Aidan Gardens, Belmont, DH1 2BF
4 Bed - House - Semi-Detached
Offers In The Region Of £239,995

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Aidan Gardens

Belmont, DH1 2BF

Lovely Family Home ** Spread Over Three Floors ** Garden, Parking & Garage ** Well Presented Throughout ** Spacious Floor Plan ** Competitive Price ** Popular Location ** Convenient For Road Links & Amenities ** Must Be Viewed **

The floor plan comprises: entrance vestibule, inviting entrance hallway with door to the garage, WC and large family sized kitchen dining room with french doors opening to the rear garden and patio area. The first floor has a comfortable lounge with french doors to the Juliet balcony, double bedroom, study/single bedroom and a further WC. The second floor has the master bedroom bedroom with en-suite shower room/wc and Juliet balcony. There is a further double bedroom and family bathroom/wc. Externally there is a block paved driveway to the front, single garage and an enclosed garden to the rear with lovely patio areas and space for hot tub.

Aidan Gardens is situated on a bus route and within walking distance of a good range of everyday facilities and amenities which are available within the development itself, including post office, public library, doctors surgery, schools for all age groups. Belmont is well placed for commuting purposes being approximately 3 miles from Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available. It is also well placed for commuting purposes being within a few minutes drive of the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.











Entrance Vestibule

Inviting Hallway

WC

Kitchen Dining Room

15'11 x 11'5 (4.85m x 3.48m)

First Floor

Lounge

15'11 x 11'5 (4.85m x 3.48m)

Bedroom

11'9 x 8'8 (3.58m x 2.64m)

Bedroom/Study

8'3 x 6'11 (2.51m x 2.11m)

WC

Second Floor

Master Bedroom

11'5 x 10'06 (3.48m x 3.20m)

En-Suite

Bedroom

12'8 x 8'8 (3.86m x 2.64m)

Bathroom/WC

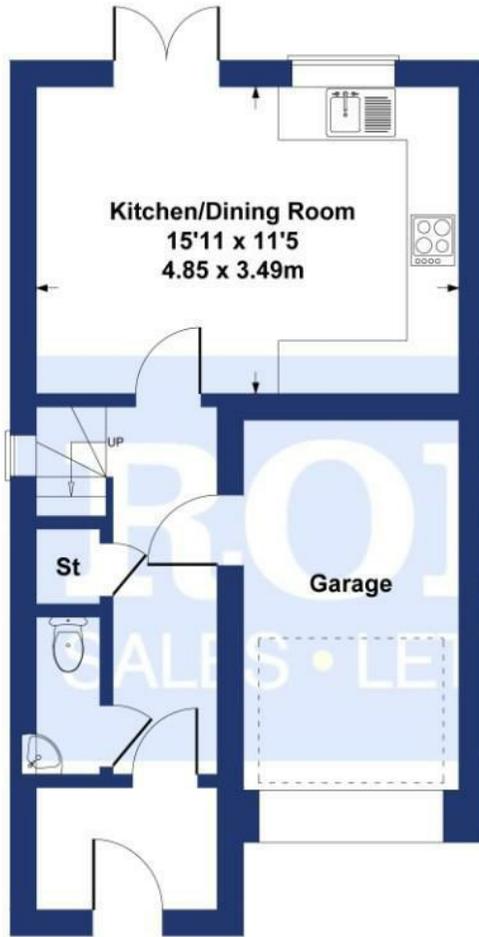
Tenure - Freehold

Council Tax Band D - Approx. £2071 PA

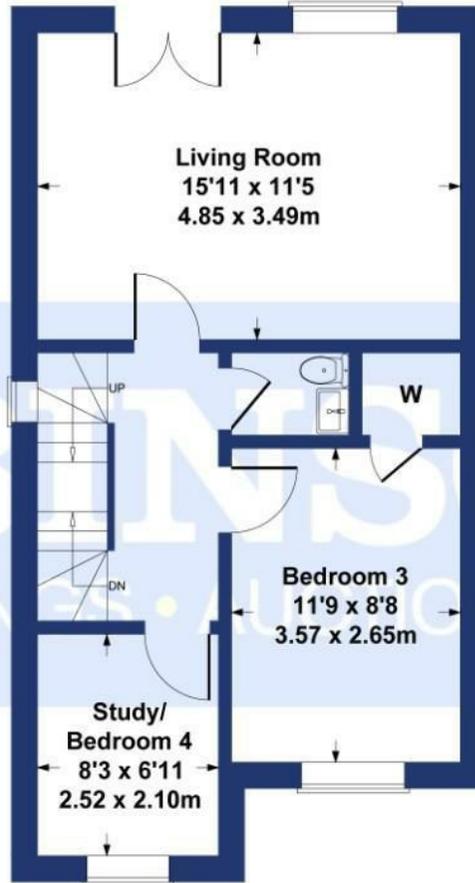


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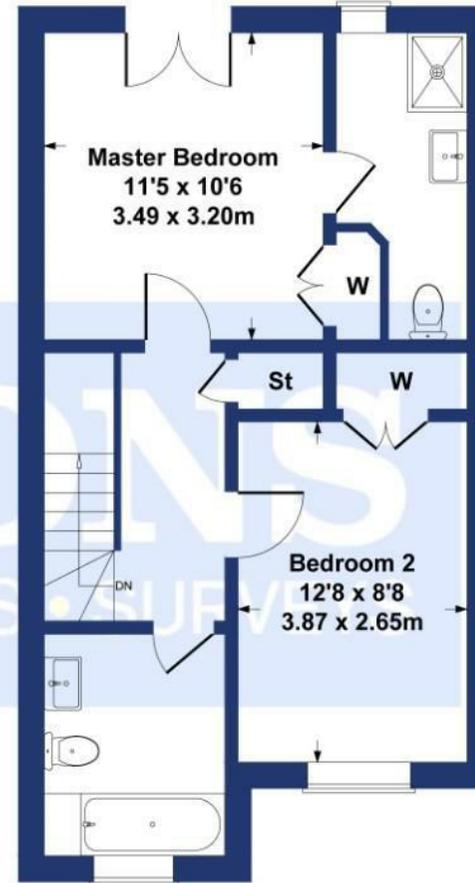
Approximate Gross Internal Area
1356 sq ft - 126 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	83	
(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		100
(92 plus) A		
(81-91) B	83	
(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		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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