



Belle Vue, DH6 4QE
2 Bed - House - Semi-Detached
O.I.R.O £79,950

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No Upper Chain ** Ideal First, Small Family or Investment Property ** Large Private Rear Garden ** Double Glazing & GCH ** Outskirts of Durham City ** Good Road Links ** Parking ** Must Be Viewed **

The floor plan comprises: entrance hallway, comfortable lounge lounge, rear lobby, wc, kitchen. The first floor has two bedrooms and bathroom/wc. Outside are front and rear gardens and parking. The rear garden is of a good size and offers a degree of privacy.

Pleasantly positioned within the quiet village of Quarrington Hill, which provides a range of local amenities including; traditional pubs, local shops and a primary school. The village also has regular bus services allowing for regular access to Durham City as well as the other neighbouring towns and villages. For commuters the A1(M) and A19 are nearby whilst Durham offers a train station, with frequent services to Newcastle, Darlington, York as well as to London.



Entrance Lobby

Lounge

14'03 x 13'01 (4.34m x 3.99m)

Rear Lobby

Kitchen

10'09 x 7'06 (3.28m x 2.29m)

WC

First Floor

Bedroom

11'05 x 14'02 (3.48m x 4.32m)

Bedroom

11'05 x 9'09 (3.48m x 2.97m)

Bathroom/WC

5'11 x 5'08 (1.80m x 1.73m)

Tenure - Freehold

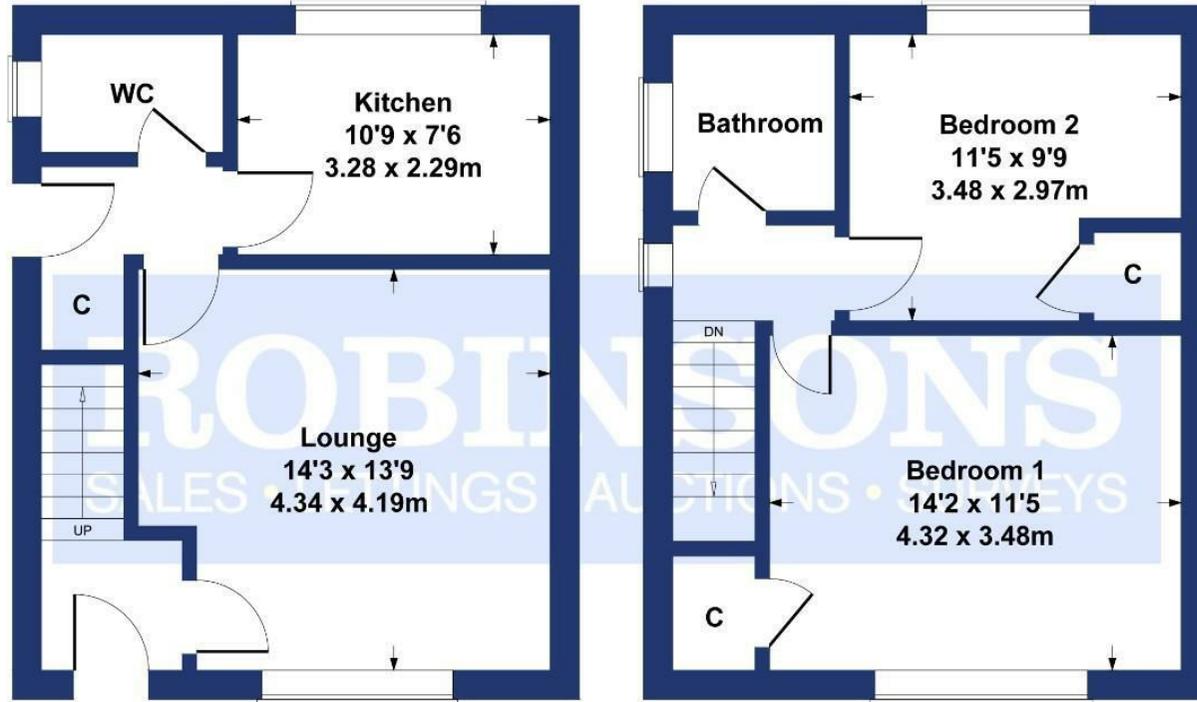
Council Tax Band A - Approx, £1426 PA





Belle Vue

Approximate Gross Internal Area
758 sq ft - 70 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.

Produced by Potterplans Ltd. 2022

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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