



2 Balmoral, Great Lumley, Chester Le Street, DH3 4LP
Offers Over £250,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

2 Balmoral is a beautifully presented family home sitting on a large corner plot boasting comfortable living accommodation, a private rear courtyard and detached garage with driveway for multiple vehicles.

- Semi detached house
 - Three bedrooms
 - Large corner plot
- Gardens to front and rear
- Detached garage and driveway for multiple vehicles
 - Energy performance rating C 70



www.vickersandbarrass.co.uk

LOCATION

Great Lumley, a village situated between Durham and Chester Le Street. The village combines rural charm with modern convenience, featuring local shops and primary schooling. The village has excellent transport links via the A1(M) make Great Lumley ideal for commuting to Durham, Newcastle, and Sunderland.

what3words ///tour.always.plant

DESCRIPTION

2 Balmoral is a beautifully presented family home sitting on a large corner plot boasting comfortable living accommodation.

The entrance porch is a spacious, light and welcoming introduction to the property, with double doors opening to the hallway with doors radiating to the ground floor living accommodation and stairs rising to the first floor. The hallway and kitchen/diner boast marble effect floor tiles with underfloor heating bringing an additional warmth

to the property. The living room lies to the front of the property with views over the front lawn, there is an impressive media wall with integrated real flame effect fire.

The kitchen/diner is a good sized room with white units with a marble effect work surface and integrated appliances including an oven with induction hob and extractor fan over, fridge, freezer, and washer-dryer. There is a composite kitchen sink with drainer with an outlook to the side of the property. There is a breakfast bar and separate dining area with patio doors opening to the rear courtyard.

To the first floor, the main bedroom lies at the front of the property having fitted wardrobes and dressing table. The second bedroom is a good sized double bedroom and enjoys views to the rear of the house. The third bedroom is currently utilised as a nursery but would also work really well as a home office. The family bathroom comprises a bath with rainfall shower over and hand held shower

attachment, WC and wash basin set within a vanity unit. The room has granite effect tiled floor and marble effect tiled walls.

The loft can be accessed from the landing and has a drop down ladder and is fully boarded. Most of the rooms throughout the property have dimmable lights.

Externally, to the front of the property there is a lawned front garden with paved path to the front door and around to the rear courtyard that is also fully paved. The rear courtyard has a fantastic seating area and has a pergola with hot tub. There is an outdoor heater and external electric sockets. There is a grey block paved driveway for multiple vehicles and a large detached single garage with inspection pit and electric door. The property has outdoor lighting and security cameras.

SERVICES

The property is served by mains electricity, water and drainage and has main gas central heating.



COUNCIL TAX BAND

Durham County Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 70.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a low risk of flooding from surface water and a very low risk of flooding from rivers and sea.

TENURE

We are informed by the current vendors that the property is held freehold

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – October 2025

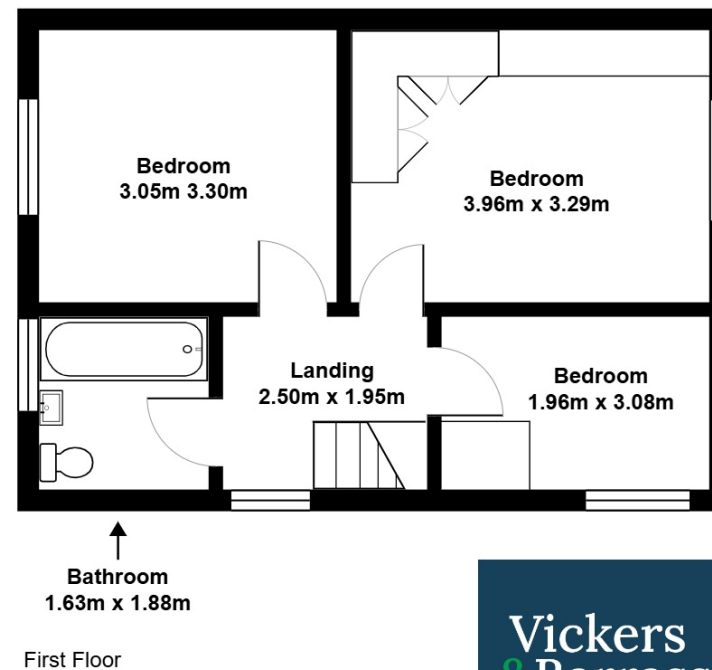
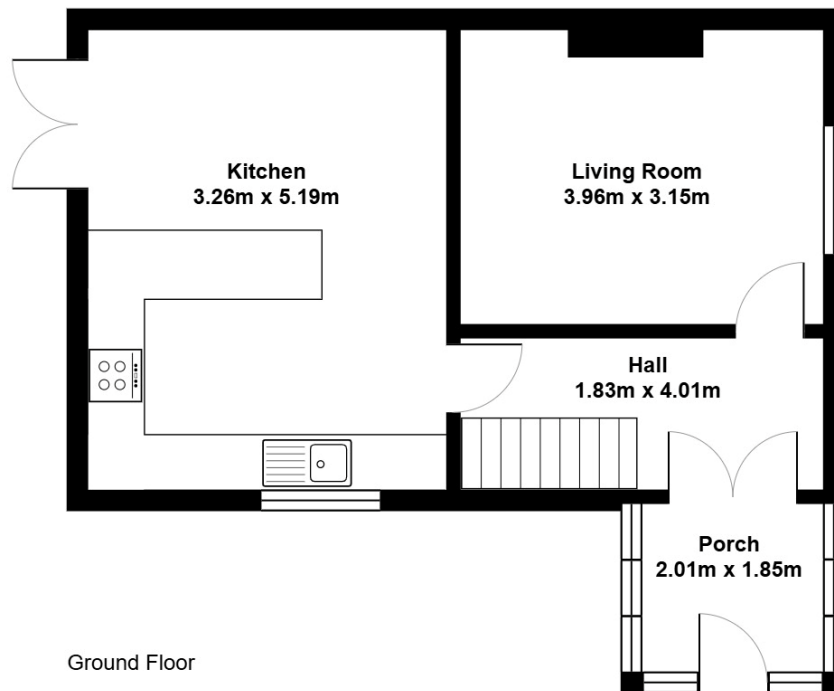
Photographs taken – October 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.





All measurements are approximate and for display purposes only



Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents