



Chichester Road, Newton Hall, DH1 5QG  
3 Bed - House - Semi-Detached  
£210,000

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# Chichester Road Newton Hall, DH1 5QG

No Upper Chain \*\* Ideal Family or First Home \*\* Extended Floor Plan \*\* Well Presented & Maintained \*\* Lovely Gardens With Sunny Rear Aspect \*\* Driveway & Garage \*\* Upvc Double Glazing & GCH \*\* Main Roof & Garage Roof Recently Renewed \*\* Outskirts of Durham \*\* Popular & Convenient Location \*\* Early Viewing Advised \*\*

The floor plan comprises; entrance hallway, open plan lounge and dining room, garden room which leads to the rear garden and patio area. The kitchen breakfast room is fitted with a range of units with door to the utility room. The useful utility room has door to the garage and rear garden. The first floor has three good size bedrooms

Situated approximately 3 miles north of Durham City Centre, Newton Hall is a highly desirable residential development that provides convenient access to a range of shopping, recreational facilities, and amenities. Within the development, you'll find local shops and schools, and nearby is the Arnison Retail Park. Commuting is effortless, thanks to swift connections to the A(167) Highway and A1(M) Motorway, facilitating travel in both northern and southern directions.



















## GROUND FLOOR

### Hallway

### Lounge Dining Room

19'11 x 13'3 (6.07m x 4.04m)

### Garden Room

10'11 x 8'10 (3.33m x 2.69m)

### Kitchen Breakfast Room

10'7 x 9'7 (3.23m x 2.92m)

### Utility Room

7'7 x 6'6 (2.31m x 1.98m)

### Garage

16'1 x 7'7 (4.90m x 2.31m)

## FIRST FLOOR

### Bedroom

12'2 x 10'11 (3.71m x 3.33m)

### Bedroom

10'11 x 9'4 (3.33m x 2.84m)

### Bedroom

8'9 x 7'6 (2.67m x 2.29m)

### Bathroom/WC

8'9 x 5'5 (2.67m x 1.65m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 77 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: Pending

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

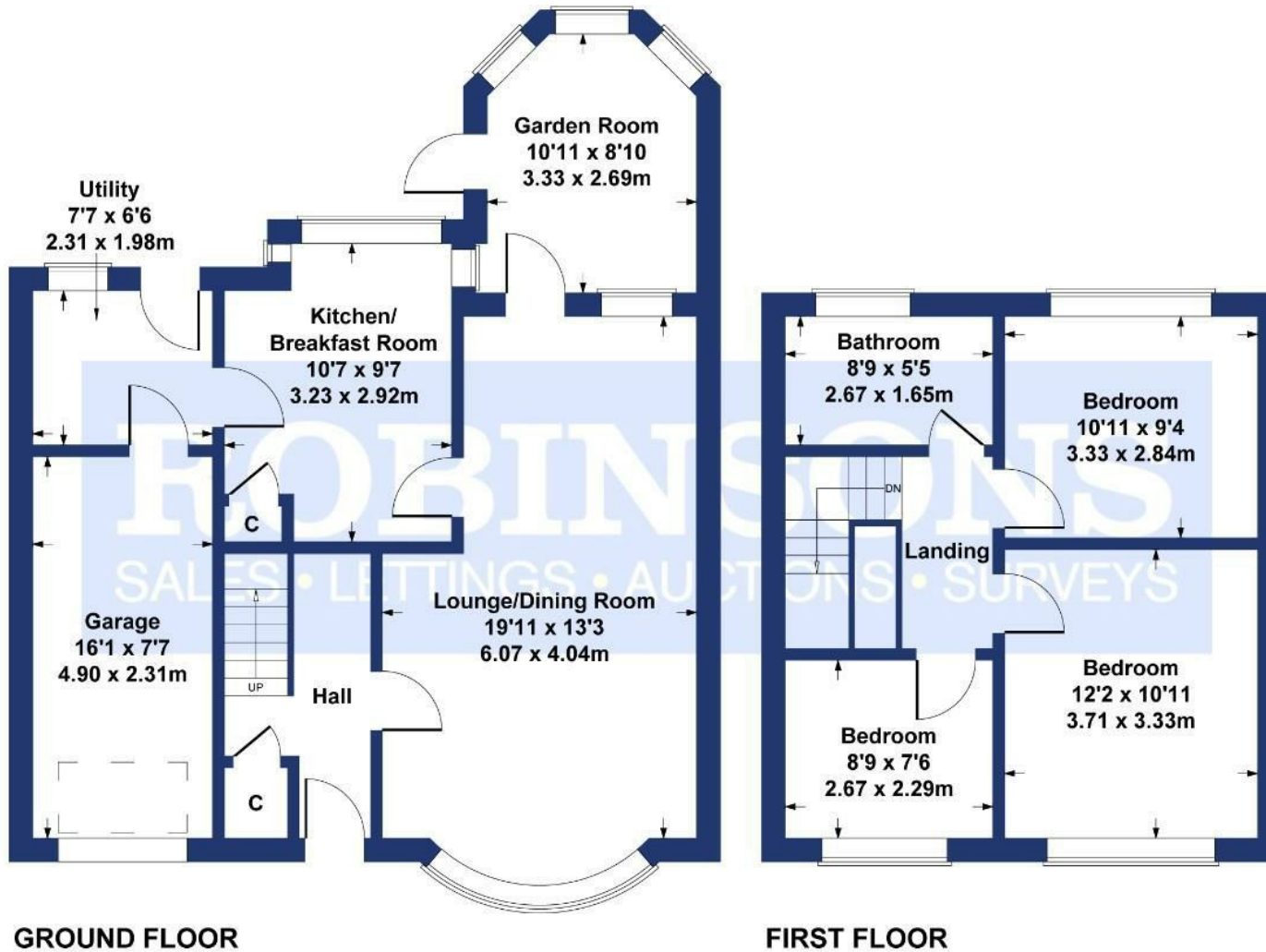






# Chichester Road

Approximate Gross Internal Area  
1203 sq ft - 112 sq m



### 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. 2025

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	

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



