



Picktree Lodge, Chester Le Street, DH3 4DH  
2 Bed - Bungalow - Detached  
£275,000

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# Picktree Lodge

## Chester Le Street, DH3 4DH

\* NO CHAIN \* FANTASTIC LOCATION \* RARELY AVAILABLE \*

Offered to the market with the benefit of no onward chain is this very rarely available detached bungalow, located on what has traditionally proven to be an exceptionally sought after estate.

Internally the property briefly comprises of: entrance lobby with large storage area, inviting lounge leading to a dining area, kitchen with door to the integral garage/utility area, inner hallway with storage cupboard, two double bedrooms (one bedroom has access to garden room), and a family bathroom with separate shower. Externally there are lawned gardens to the front and rear with stocked borders and a driveway.

Picktree Lodge should appeal to a wide variety of potential purchasers as this executive style estate has excellent transport links via bus, rail and car and there is also good schooling and amenities nearby. Early viewing is strongly recommended.











#### **Entrance Porch**

#### **Lounge**

16'4" x 14'0" (4.98 x 4.27)

#### **Dining Area**

12'2" x 10'7" (3.73 x 3.25)

#### **Inner Hallway**

#### **Kitchen**

13'3" x 9'10" (4.04 x 3.02)

#### **Bathroom**

#### **Bedroom One**

13'9" x 13'5" (4.2 x 4.1)

#### **Bedroom Two**

10'2" x 9'8" (3.10m x 2.95m)

#### **Garden Room**

7'10" x 6'10" (2.4 x 2.1)

#### **EXTERNAL**

Externally there are lawned gardens to the front and rear with stocked borders and a driveway.

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 13Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Good/Average

Tenure: 999 years lease from 1 October 1977, 953 years remaining. Ground rent approx. £35 per year.

Council Tax: Durham County Council, Band D - Approx. £2,203pa

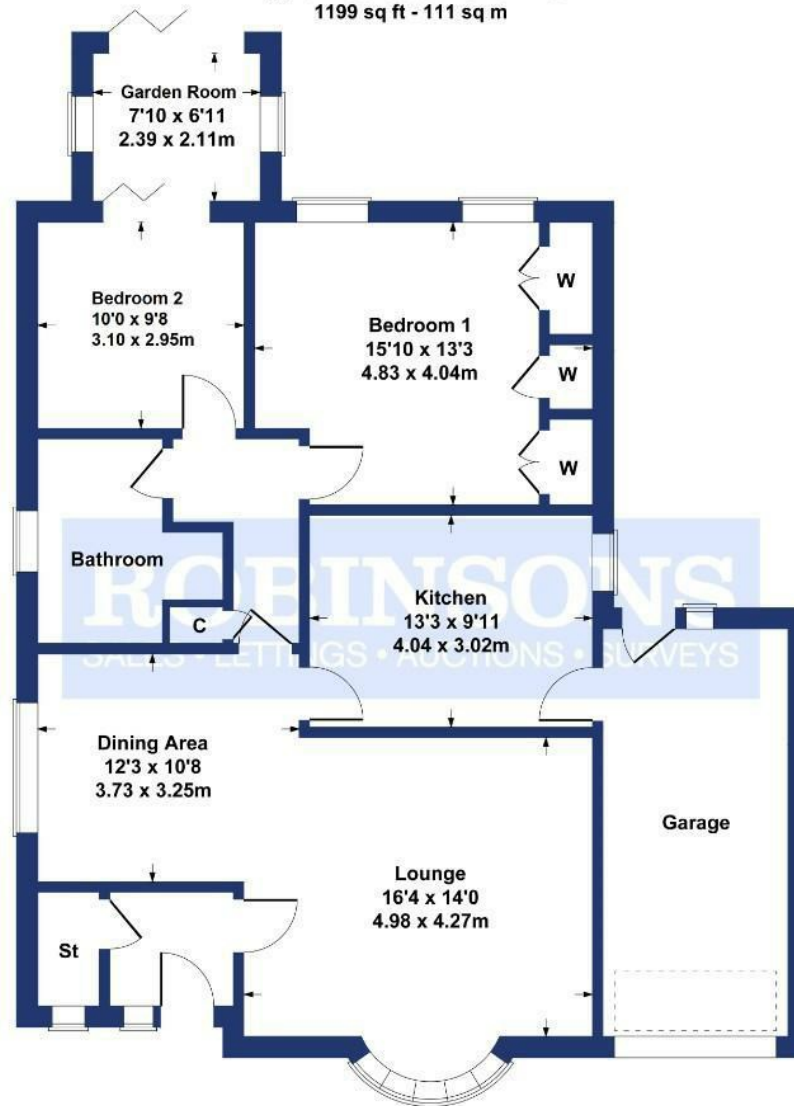
Energy Rating: D

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.



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Approximate Gross Internal Area  
1199 sq ft - 111 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	79
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.

45 Front Street, Chester Le Street, DH3 3BH  
Tel: 0191 387 3000  
info@robinsonscls.co.uk  
www.robinsonsestateagents.co.uk

