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FOR SALE

Hermitage Park, Chester Le Street, DH3 3JZ
3 Bed - House - Semi-Detached
£299,950

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Hermitage Park

Chester Le Street, DH3 3JZ

* GREATLY EXTENDED * 38 FEET LONG GARAGE AND OFF-STREET PARKING * SUPERB RE-FITTED KITCHEN * AMPLE RECEPTION ROOMS * LARGE BEDROOMS * NICE VIEWS * ATTRACTIVE BATHROOM AND EN-SUITE * A MUST VIEW *

This superbly appointed three-bedroom semi-detached house is situated in a highly sought-after and peaceful cul-de-sac, within easy walking distance of the town centre, Riverside Park, and all local amenities.

The property has been tastefully altered, extended, and improved to provide top-quality family-sized accommodation. It boasts a host of attractive features, including two spacious reception rooms, a stunning re-fitted kitchen and family area with open access to the family room, and an additional ground floor cloakroom.

On the first floor, there are two large bedrooms and a useful study, as well as a spacious bathroom. The second floor houses another very sizeable bedroom with an en-suite.

Outside, the property benefits from a private garden, UPVC double glazing fascias and guttering, and gas central heating via a modern Worcester combination boiler. Additional amenities include a large garage measuring 11.6 metres (38 feet) in length, offering ample storage, parking, or working space.

This property promises comfort and convenience in a highly desirable location, making it an ideal family home.













GROUND FLOOR

Porch

Hallway

Downstairs WC

Lounge

14'1" x 14'1" into bay (4.3 x 4.3 into bay)

Family Room

14'9" x 12'5" (4.5 x 3.8)

Kitchen

11'1" x 9'6" (3.4 x 2.9)

Kitchen / Dining Area

19'8" x 8'10" (6 x 2.7)

Garage

38'0" x 10'2" (11.6 x 3.1)

FIRST FLOOR

Landing

Bedroom One

16'0" x 13'9" max (4.9 x 4.2 max)

Bedroom Two

13'9" x 13'1" (4.2 x 4)

Bathroom

8'2" x 7'10" (2.5 x 2.4)

Study

9'2" x 8'2" (2.8 x 2.5)

SECOND FLOOR

Bedroom

20'8" x 16'4" max (6.3 x 5 max)

En-Suite

8'6" x 6'6" (2.6 x 2)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

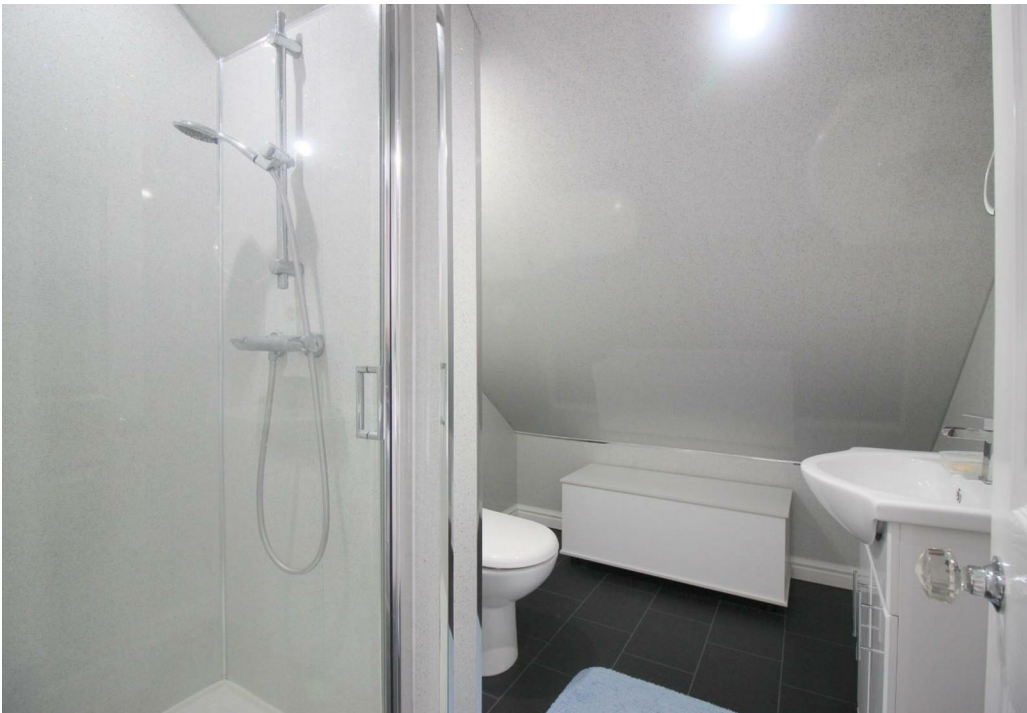
Broadband: Basic 15 Mbps, Superfast 54 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: C



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.



Hermitage Park

Approximate Gross Internal Area
2260 sq ft - 210 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C		72	78
(35-48) D			
(23-34) E			
(13-22) F			
(1-12) 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.

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