



Park Road North, Chester Le Street, DH3 3SD  
4 Bed - House - Semi-Detached  
Offers In The Region Of £395,000

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# Park Road North

## Chester Le Street, DH3 3SD

Situated on what has long been considered one of Chester le Street's most coveted addresses, we are thrilled to present for sale this extensively extended and tastefully renovated four-bedroom semi detached family home.

The property graces a spacious, ideally positioned plot along this tree-lined street, boasting a generous garden and ample parking.

The internal layout is presented to an exceptional standard, with no expense spared in crafting a luminous and inviting home. The floorplan features a distinctive entrance hallway adorned with wall panelling, a delightful lounge showcasing a focal-point fireplace and a walk-in bow window, and a splendid open-plan kitchen and family room with a vaulted ceiling, Velux window, and French doors that invite copious natural light. The meticulously designed wall and base units perfectly complement the property. Additionally, a capacious family space enhances the ground floor, ideal for entertaining or relaxing. The ground floor is further enhanced by a useful utility room and a downstairs WC, along with a wider-than-average garage/store.

Ascending to the first floor reveals four well-proportioned bedrooms, with the master bedroom enjoying the luxury of an exceptional en-suite bathroom. A supplementary shower room/WC with a double shower completes the first floor.

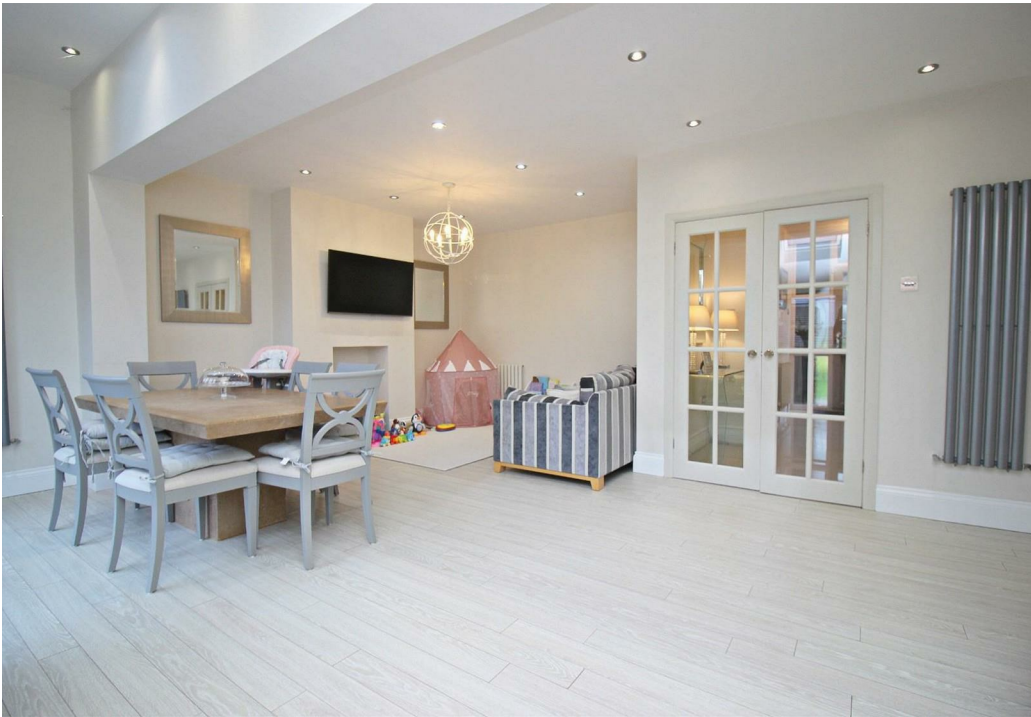
At the front of the property, a lengthy driveway and a lawn set an inviting tone. The rear of the property boasts a generously proportioned garden and a patio area - perfect for families and al-fresco dining enthusiasts alike.

Park Road North has garnered considerable popularity among various buyer demographics, particularly families, thanks to its convenient proximity to local schools, an array of excellent amenities, and recreational facilities. Furthermore, it is just a short drive from the A1(M) highway, providing convenient access to major towns and cities in the region, including Newcastle, Gateshead, Sunderland, Durham, and Darlington.













## GROUND FLOOR

### Hallway

### Lounge

15'5" x 12'5" max (4.7 x 3.8 max)

### Kitchen / Family Room

31'5" x 18'8" x 8'10" x 7'10" (9.6 x 5.7 x 2.7 x 2.4)

### Utility Room

7'2" x 6'6" (2.2 x 2)

### Downstairs WC

6'6" x 3'3" (2 x 1)

### Garage / Store

## FIRST FLOOR

### Landing

### Bedroom

10'9" x 10'5" (3.3 x 3.2)

### En-Suite

8'2" x 6'6" (2.5 x 2)

### Bedroom

15'5" x 9'10" max (4.7 x 3 max)

### Bedroom

13'1" x 11'1" max (4 x 3.4 max)

### Bedroom

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

### Shower Room / WC

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

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 79 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band D, approx £2,431pa

Energy Rating: E

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.

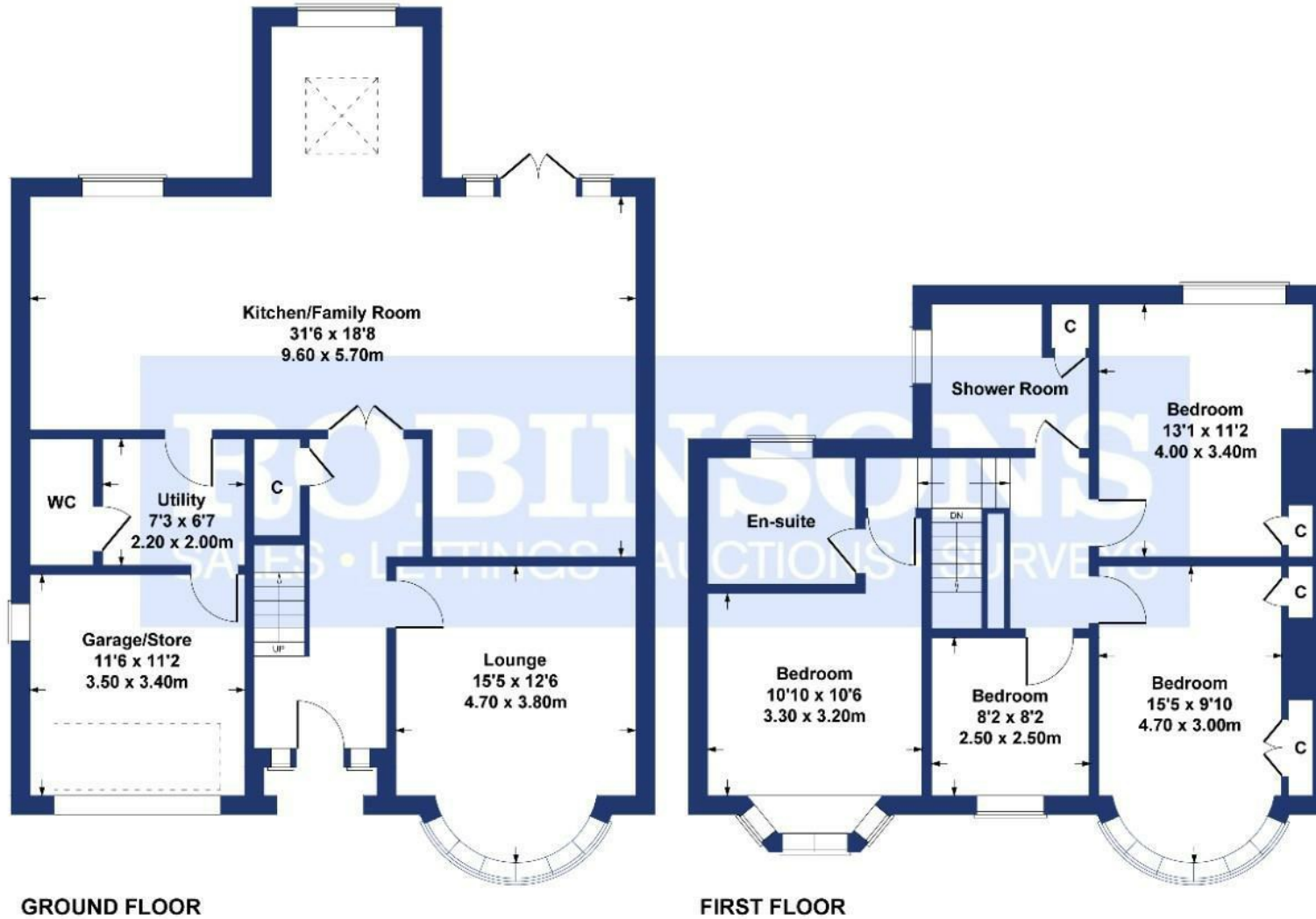




# Park Road North

Approximate Gross Internal Area  
1798 sq ft - 167 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			77
(61-81) B			
(49-60) C			
(35-48) D			
(22-34) E		52	
(13-21) F			
(1-12) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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

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







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