

Osborne Road, Chester Le Street, DH3 3DS  
3 Bed - House - Mid Terrace  
£99,950

**ROBINSONS**  
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10 Osbourne Road, Chester Le Street, DH3 3DS

We are acting in the sale of the above property and have received an offer of £99,950 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\*\* CASH BUYERS ONLY \*\***

We are delighted to present for sale, with no onward chain, this spacious bay-windowed three-bedroom, two-reception home situated in a traditionally sought-after street close to the town centre. The property features double glazing and gas central heating but would benefit from some updating.

Upon entering, you are immediately struck by the generous accommodation. The lobby leads to a large hall with a colonial-style staircase, a bay-windowed lounge, a dining room, a kitchen, and a porch on the ground floor. Upstairs, there is a large landing with built-in cupboards, three bedrooms (two with built-in wardrobes), and a spacious bathroom.

Outside, the property includes a small front garden, a rear yard, and a larger-than-average garage. It is within walking distance of Chester-le-Street town centre, which offers a variety of facilities, including the town's train station and local schools. Nearby attractions include Riverside Park, Durham County Cricket Ground, Beamish Museum, and numerous scenic rural walks.

This property presents an excellent opportunity to acquire a home in a desirable location with ample potential for personalisation.

## GROUND FLOOR

### Hallway

### Lounge

16'0" x 14'1" into bay (4.9 x 4.3 into bay)

### Dining Room

13'5" x 11'9" (4.1 x 3.6)

### Kitchen

12'1" x 9'10" (3.7 x 3)

### Rear Porch

7'2" x 4'11" (2.2 x 1.5)

### Garage

13'9" x 9'10" (4.2 x 3)

## FIRST FLOOR

### Landing

### Bedroom

13'9" x 10'5" (4.2 x 3.2)

### Bedroom

13'5" x 10'5" (4.1 x 3.2)

### Bedroom

10'5" x 5'10" (3.2 x 1.8)

### Bathroom

9'10" x 8'6" (3 x 2.6)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

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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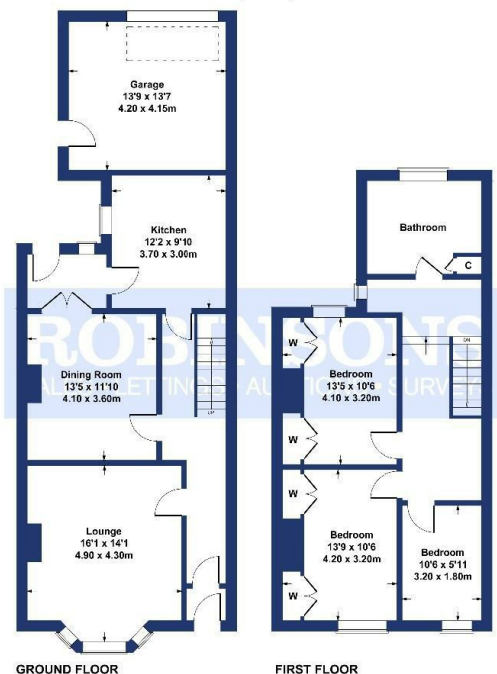
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Osborne Road  
Approximate Gross Internal Area  
1539 sq ft - 143 sq m



GROUND FLOOR

FIRST FLOOR

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		58	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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