



Front Street, Nettlesworth, DH2 3PN
2 Bed - House - Semi-Detached
£135,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Presenting to the market this spacious and maintained family home, complete with a garden and breath-taking views over fields and the surrounding countryside.

The well-designed internal floorplan features generously proportioned rooms, comprising: an inviting entrance lobby, a comfortable lounge with an attractive wall mounted electric fire, a stunning kitchen with a central island, and a conservatory.

The first floor has two double bedrooms, both with fitted wardrobes, alongside a large bathroom equipped with a separate shower cubicle.

Externally, the property benefits from a front courtyard, a rear yard, and a side garden, offering outdoor space.

Situated in a desirable semi-rural location, this property enjoys convenient access to the A167, providing easy connectivity to major destinations such as Chester-le-Street, Durham, and the A1 interchange.

This is an opportunity not to be missed – make this exceptional property your own.

Mobile Signal/Coverage: Average

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.

GROUND FLOOR

Lobby

Lounge

14'5" x 13'9" max (4.4 x 4.2 max)

Kitchen / Diner

16'4" x 14'1" max (5 x 4.3 max)

Conservatory

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

FIRST FLOOR

Landing

Bedroom One

15'1" x 12'9" (4.6 x 3.9)

Bedroom Two

14'1" x 10'2" (4.3 x 3.1)

Bathroom

10'9" x 5'10" (3.3 x 1.8)

Agent's Noes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 80 Mbps



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

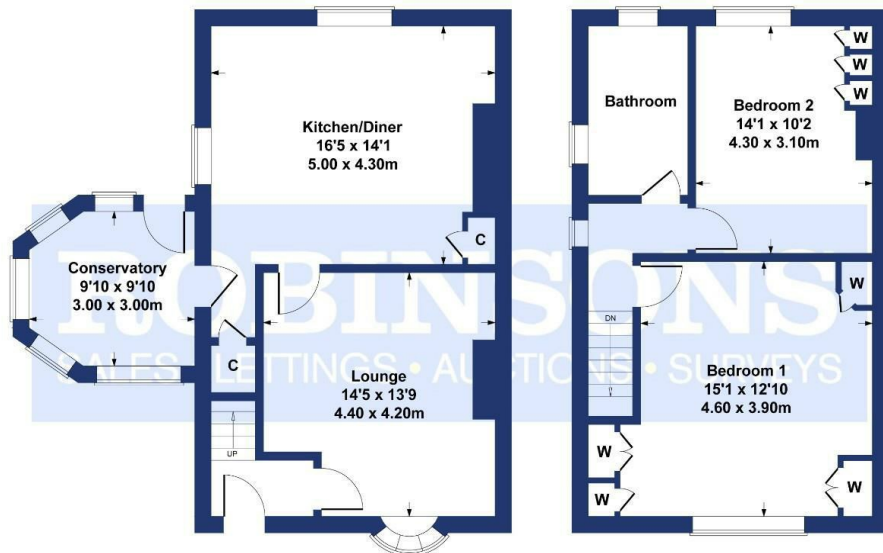
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Well Cottage

Approximate Gross Internal Area
1076 sq ft - 100 sq m



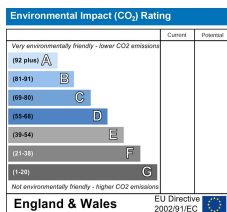
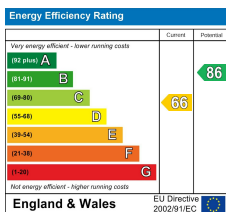
GROUND FLOOR

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.

Produced by Potterplans Ltd. 2024



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscs.co.uk

www.robinsonsestateagents.co.uk