



Lingholme, Chester Le Street, DH2 2TP  
3 Bed - House - Terraced  
Starting Bid £125,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

No Upper Chain \*\* Auction Sale \*\* Popular Location \*\* Ideal Investment, Starter or Family Home \*\* Requires Some General Upgrading \*\* Pleasant Position \*\* Upvc Double Glazing & GCH \*\*

\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £125,000 \* Buyers Premium applies please see full details for information

Upon entering, you are greeted by a welcoming hall that provides access to the various rooms. These include a bright and airy rear conservatory, perfect for relaxing or entertaining, and a fitted kitchen that provides ample space for meal preparation and storage. The property also boasts a generously sized lounge/dining area. Additionally, the ground floor includes a versatile office space, perfect for working from home or as a study area. The family bathroom and three bedrooms are located to the first floor. Outside there is a pleasant front outlook, whilst the rear has an enclosed, easy maintainable garden with gated access. Communal parking areas are available.

Lingholme, located in Chester-le-Street, sits on the outskirts of the vibrant town centre, offering a blend of suburban tranquillity and urban convenience. The area provides easy access to local amenities, including shops, cafes, and essential services, while still maintaining a peaceful residential atmosphere. For commuters, excellent transport links are nearby, with the Chester-le-Street railway station and major roads such as the A1(M) providing quick connections to Durham, Newcastle, and beyond. Surrounded by green spaces and close to local schools, this location is ideal for families, professionals, and those looking for a balance between town living and countryside charm.

## GROUND FLOOR

### Hallway

### Study

8'8 x 6'9 (2.64m x 2.06m)

### Lounge Diner

21'7 x 10'11 (6.58m x 3.33m)

### Kitchen

10'7 x 9'5 (3.23m x 2.87m)

### Conservatory

12'6 x 8'1 (3.81m x 2.46m)

## FIRST FLOOR

### Bedroom

12'2 x 11'9 (3.71m x 3.58m)

### Bedroom

11'6 x 9'10 (3.51m x 3.00m)

### Bedroom

10'0 x 6'5 (3.05m x 1.96m)

## Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1139 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 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.

### Auction Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

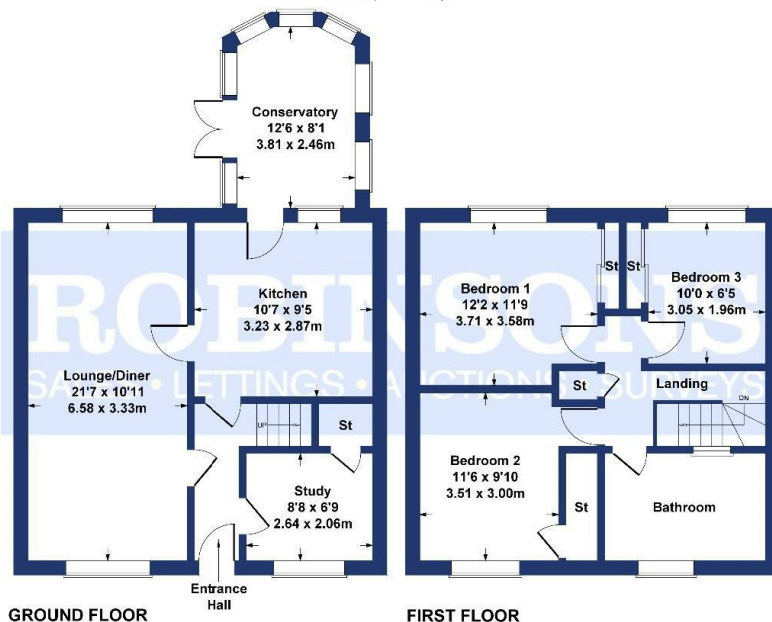
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lingholme

Approximate Gross Internal Area  
1202 sq ft - 112 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		72	84
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	

### 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