



Ripon Street, DH3 3JR
2 Bed - House - Terraced
£105,000

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Offered to the market this modern, extended two-bedroom terraced home, ideally located in the heart of Chester-le-Street town centre.

Ripon Street is part of a well-regarded and established area within the town centre, placing residents within walking distance of a wide range of amenities, recreational facilities, and reputable schools. The property also benefits from excellent transport connections, including Chester-le-Street's train station, numerous bus routes, and convenient access to the A1(M), offering swift links to major towns and cities across the region, such as Newcastle upon Tyne, Gateshead, and Durham.

The floorplan includes an entrance lobby with stairs to the first floor, a comfortable lounge, and a modern white kitchen with dining space. The first floor comprises two double bedrooms and a bathroom in a white suite. Externally, there is a private, enclosed yard to the rear.



GROUND FLOOR

Entrance Lobby

Lounge

14'5" x 12'1" (4.4 x 3.7)

Dining Kitchen

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

FIRST FLOOR

Landing

Bedroom One

12'1" x 10'9" (3.7 x 3.3)

Bedroom Two

14'5" x 8'6" (4.4 x 2.6)

Bathroom

10'2" x 5'10" (3.1 x 1.8)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 76 Mbps, Ultrafast
1,139 Mbps

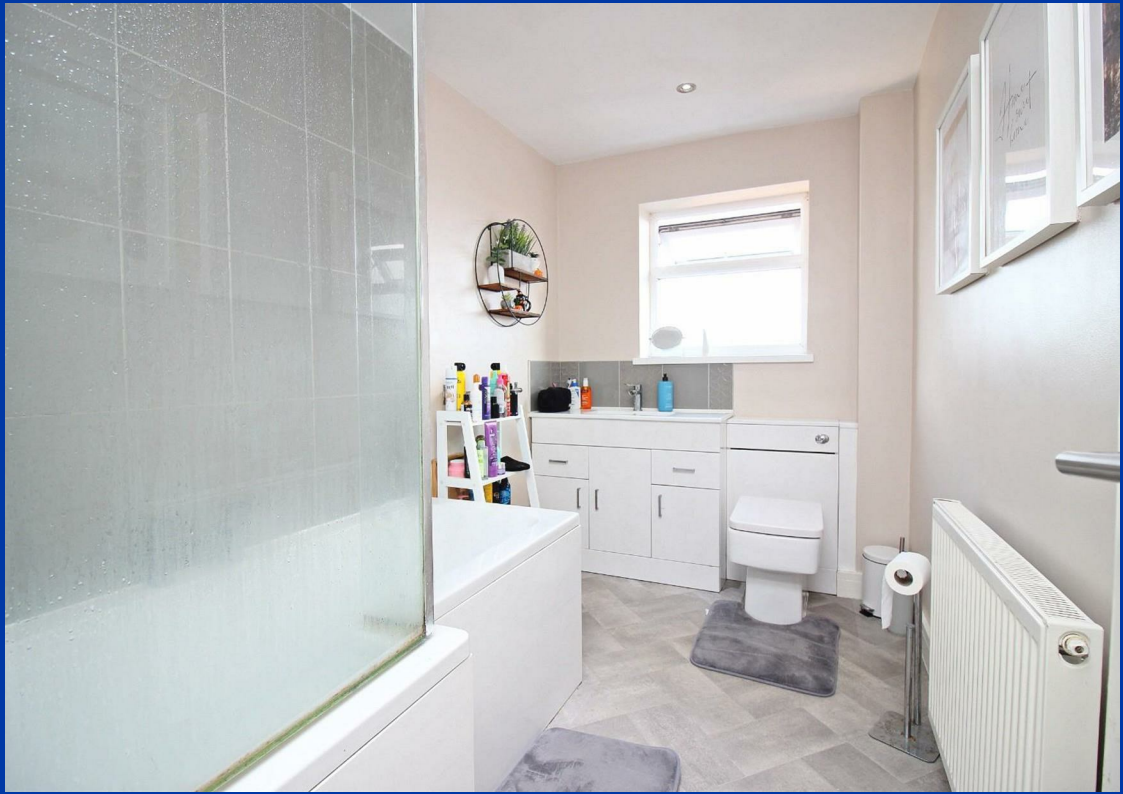
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

Energy Rating: C

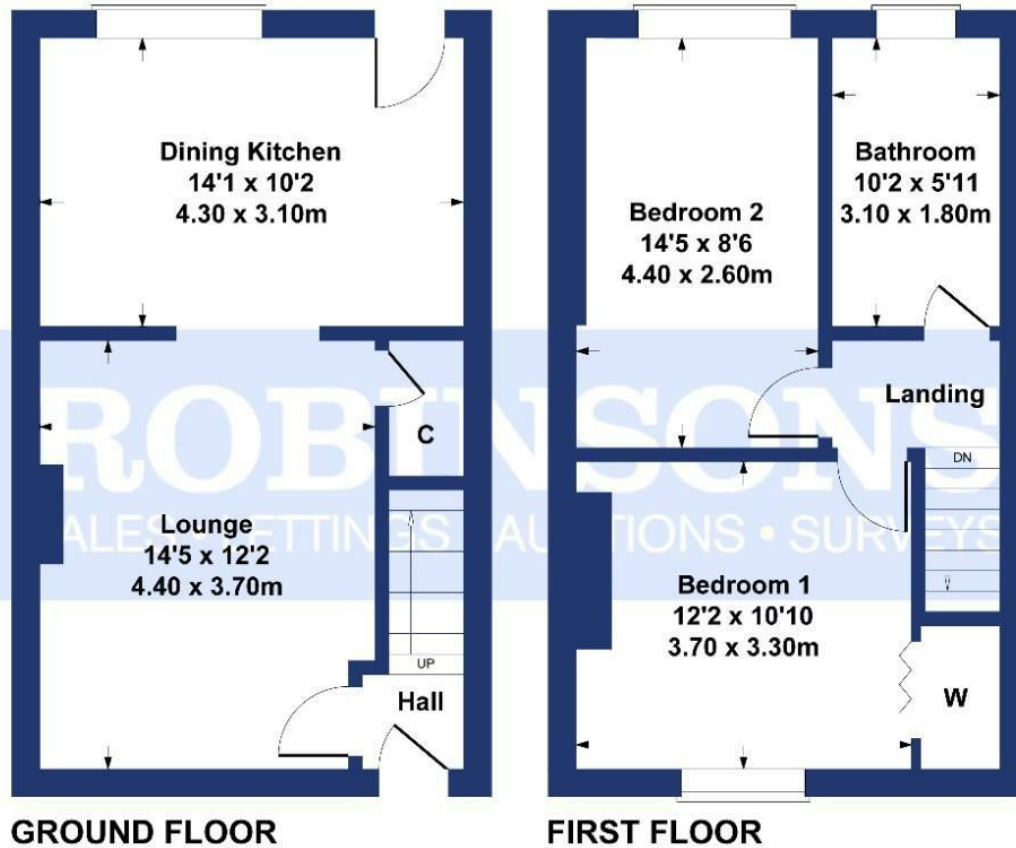
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Ripon Street

Approximate Gross Internal Area
764 sq ft - 71 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			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.