



Tanmeads, Nettlesworth, DH2 3PX
3 Bed - House - Semi-Detached
£155,000

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Tanmeads

Nettlesworth, DH2 3PX

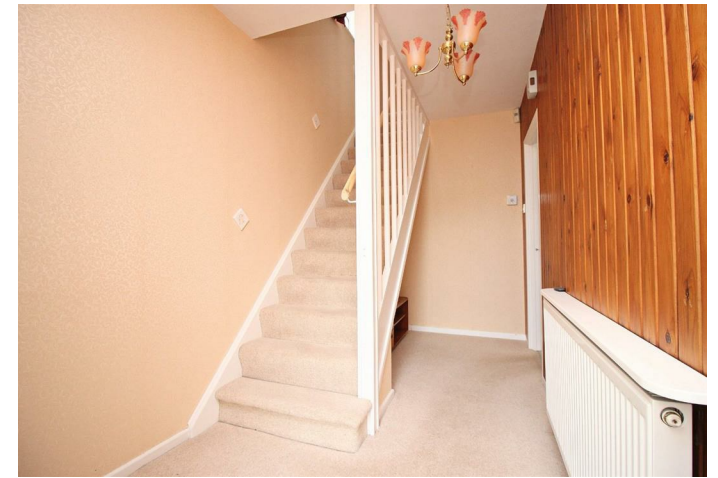
* NO CHAIN * POPULAR DEVELOPMENT * PLEASANT REAR GARDEN * DRIVEWAY & GARAGE * WELL MAINTAINED * USEFUL UTILITY ROOM * A MUST VIEW *

Offered to the market with no onward chain, this well-positioned and well-maintained three-bedroom semi-detached home occupies a lovely plot with a driveway and garage.

The floorplan briefly comprises: entrance hallway, comfortable lounge leading to dining area, attractive kitchen, and a useful utility room. To the first floor are three bedrooms and a white suite bathroom.

Externally, there is a garden, driveway, and garage to the front, while the enclosed rear garden offers a good degree of privacy.

Tanmeads is a popular estate in the village of Nettlesworth, positioned roughly halfway between Durham City and Chester-le-Street, both of which offer a good range of schools, amenities, and recreational facilities. The village itself has some amenities and schooling, and the property provides excellent access to major road links, including the A1(M), connecting to many of the region's major towns and cities.











GROUND FLOOR

Hallway

Lounge

17'4" x 11'1" (5.3 x 3.4)

Dining Area

10'9" x 8'6" (3.3 x 2.6)

Kitchen

10'9" x 8'10" (3.3 x 2.7)

Utility Room

8'6" x 8'6" (2.6 x 2.6)

FIRST FLOOR

Landing

Bedroom

14'1" x 9'10" max (4.3 x 3 max)

Bedroom

11'5" x 9'10" max (3.5 x 3 max)

Bedroom

10'9" x 7'6" max (3.3 x 2.3 max)

Bathroom

7'6" x 6'6" (2.3 x 2)

EXTERNALLY

Garage

17'0" x 8'6" (5.2 x 2.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

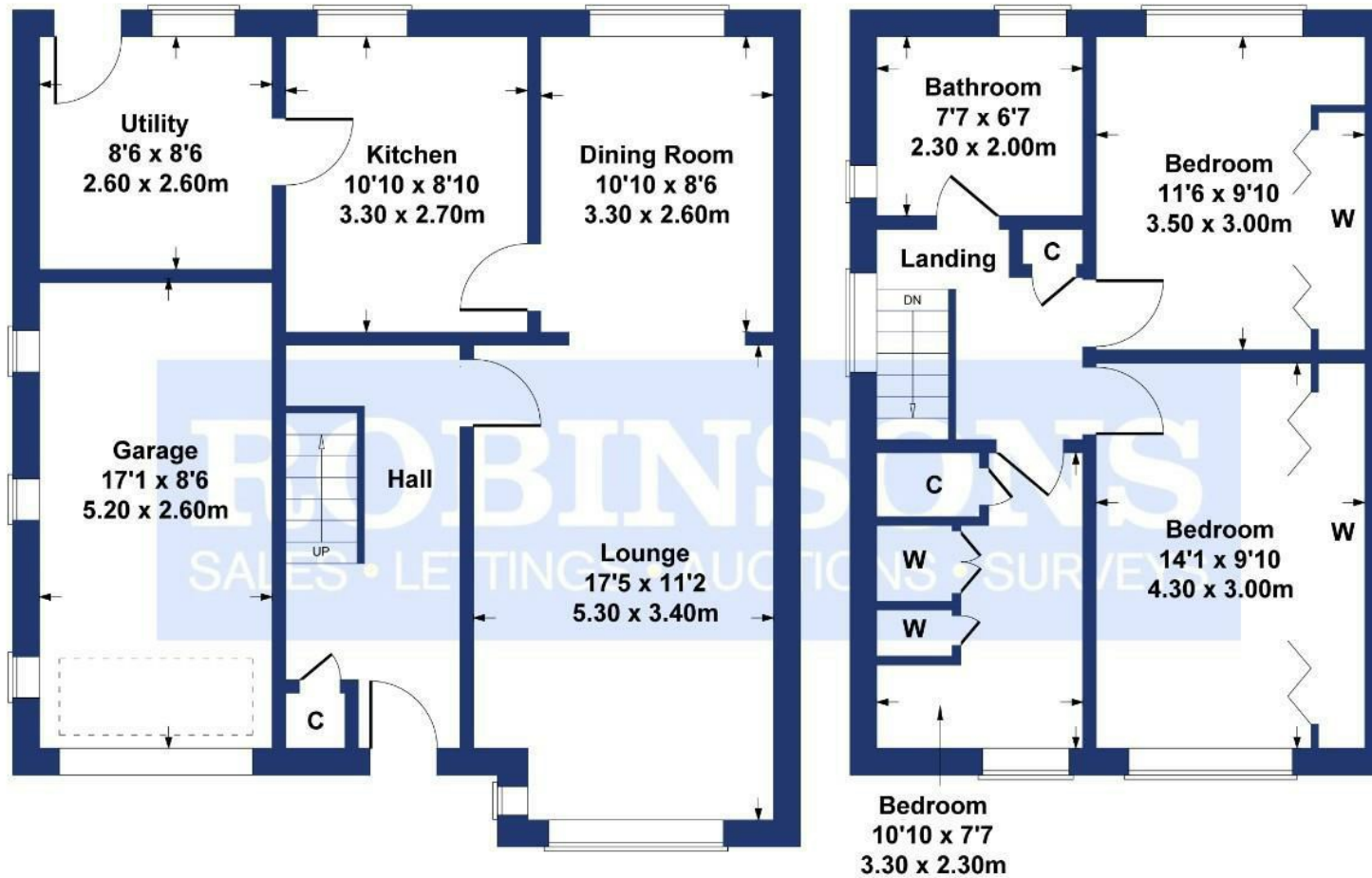
Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

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.

Tanmeads

Approximate Gross Internal Area
1195 sq ft - 111 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div>84</div> <div>68</div>
(81-91) B		
(69-80) C		
(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

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 services.



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