



Runnymede, Great Lumley, DH3 4LW  
3 Bed - House - Semi-Detached  
Offers Over £175,000

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# Runnymede Great Lumley, DH3 4LW

\* BEAUTIFULLY UPGRADED THREE-BEDROOM SEMI-DETACHED HOME \* ATTRACTIVE KITCHEN \* NEW BATHROOM \* LANDSCAPED GARDEN \* PARKING AND GARAGE \*

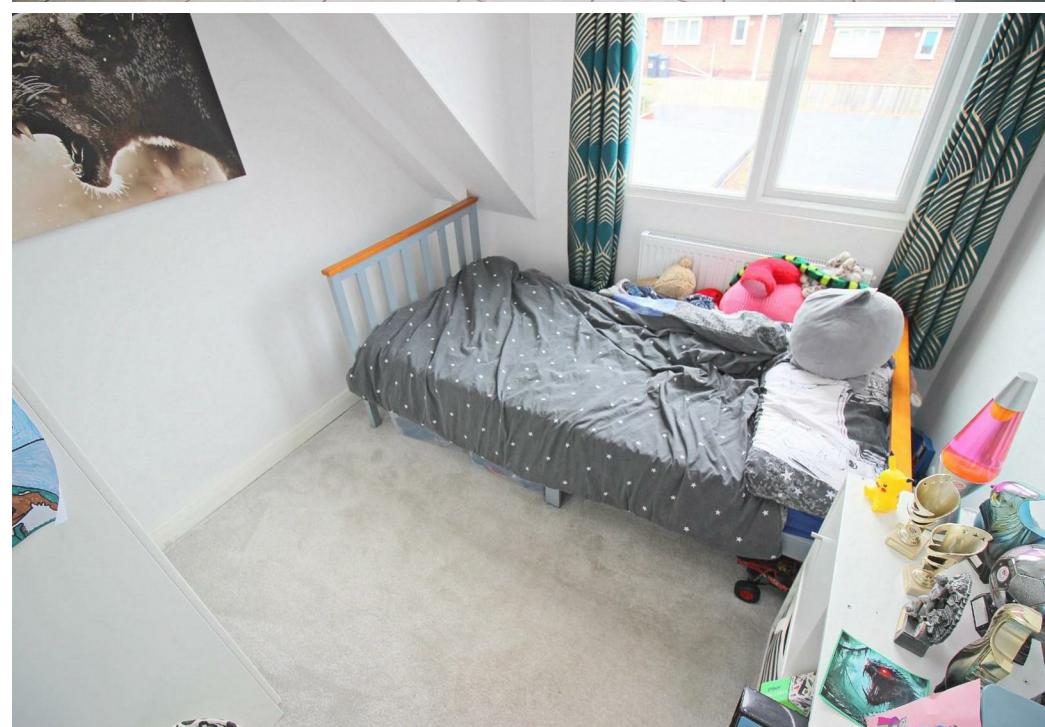
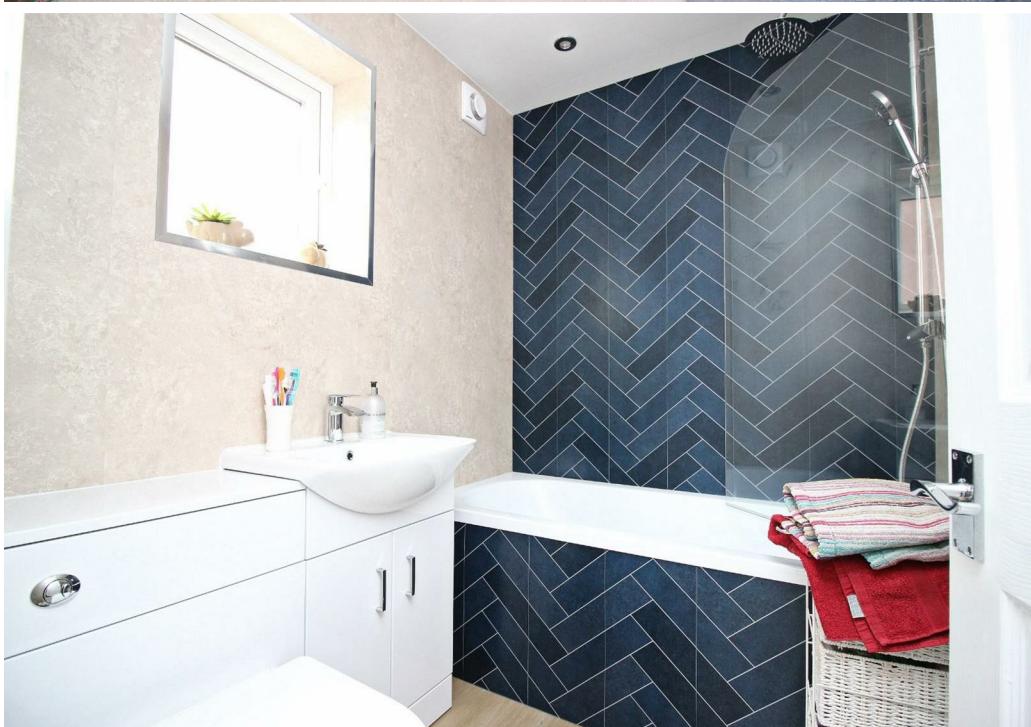
Situated in a sought-after residential area, this well-presented three-bedroom semi-detached home has been thoughtfully upgraded to provide stylish, contemporary living. The property boasts a spacious lounge with ample natural light, a newly renovated bathroom featuring modern fittings, and a well-designed kitchen that has been recently upgraded. On the first floor there are three well proportioned bedrooms.

A standout feature is the conservatory, offering versatile space for dining, relaxing, or working from home, while the landscaped garden with low-maintenance Astro turf provides the perfect setting for summer gatherings. The garage has been further enhanced with a new roof and electric door, adding practical storage and convenience.

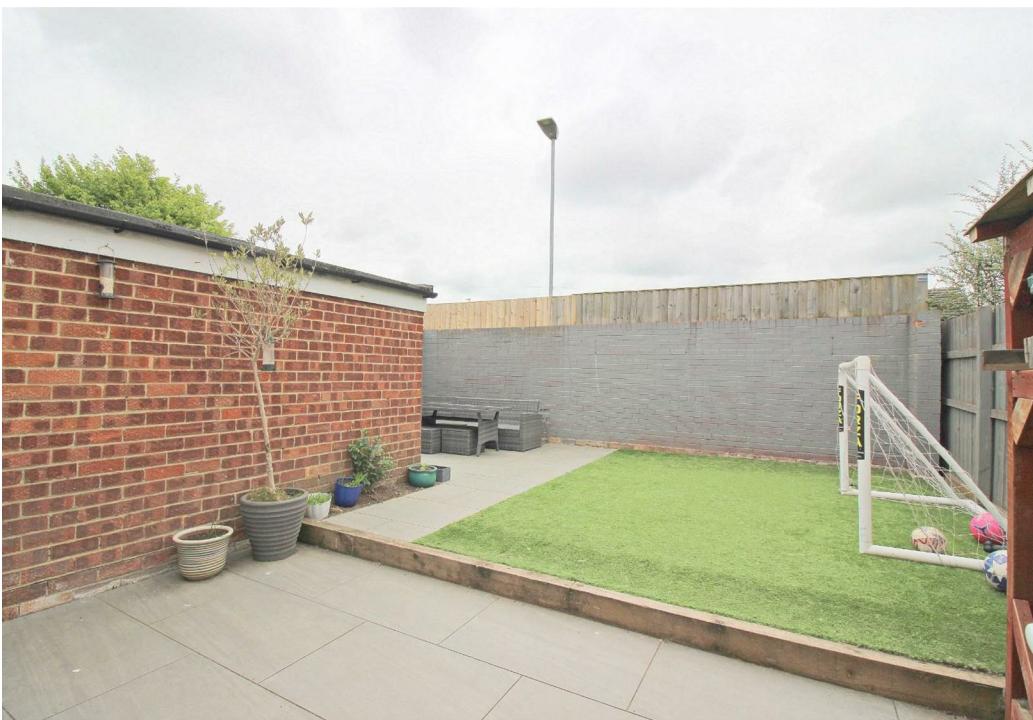
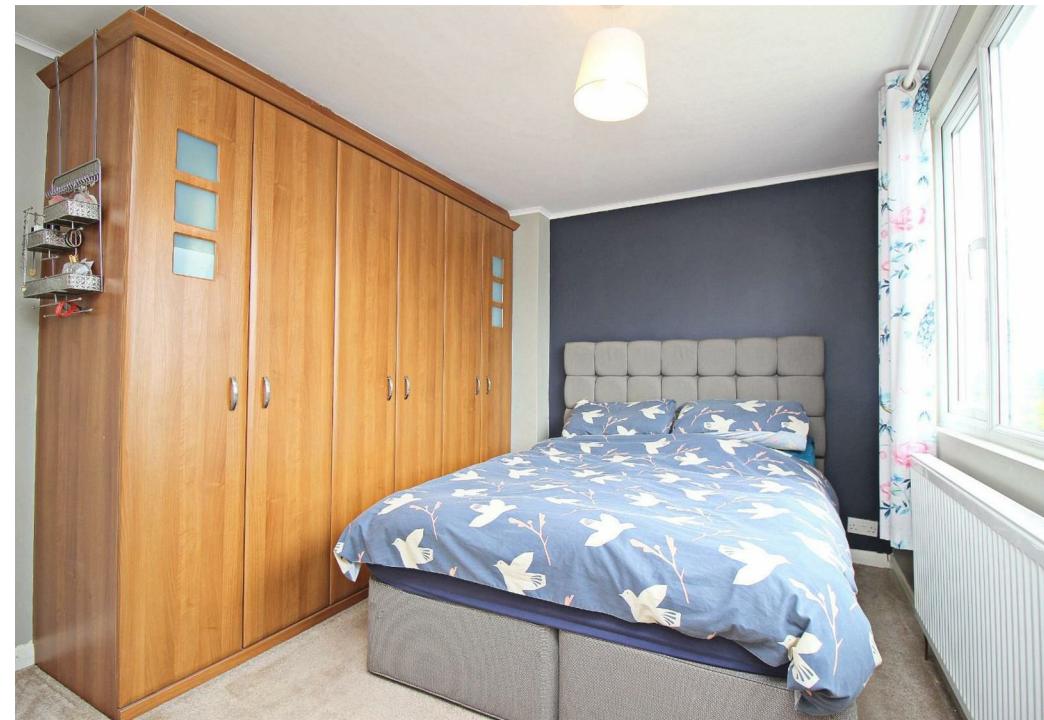
Additional improvements include damp proofing and new insulation, ensuring the home is both comfortable and energy efficient. Conveniently located close to local schools, shops, and transport links, this property also benefits from a long driveway providing ample off-street parking.

Early viewing is highly recommended to fully appreciate the quality and appeal of this impressive home.











#### Agent's Notes

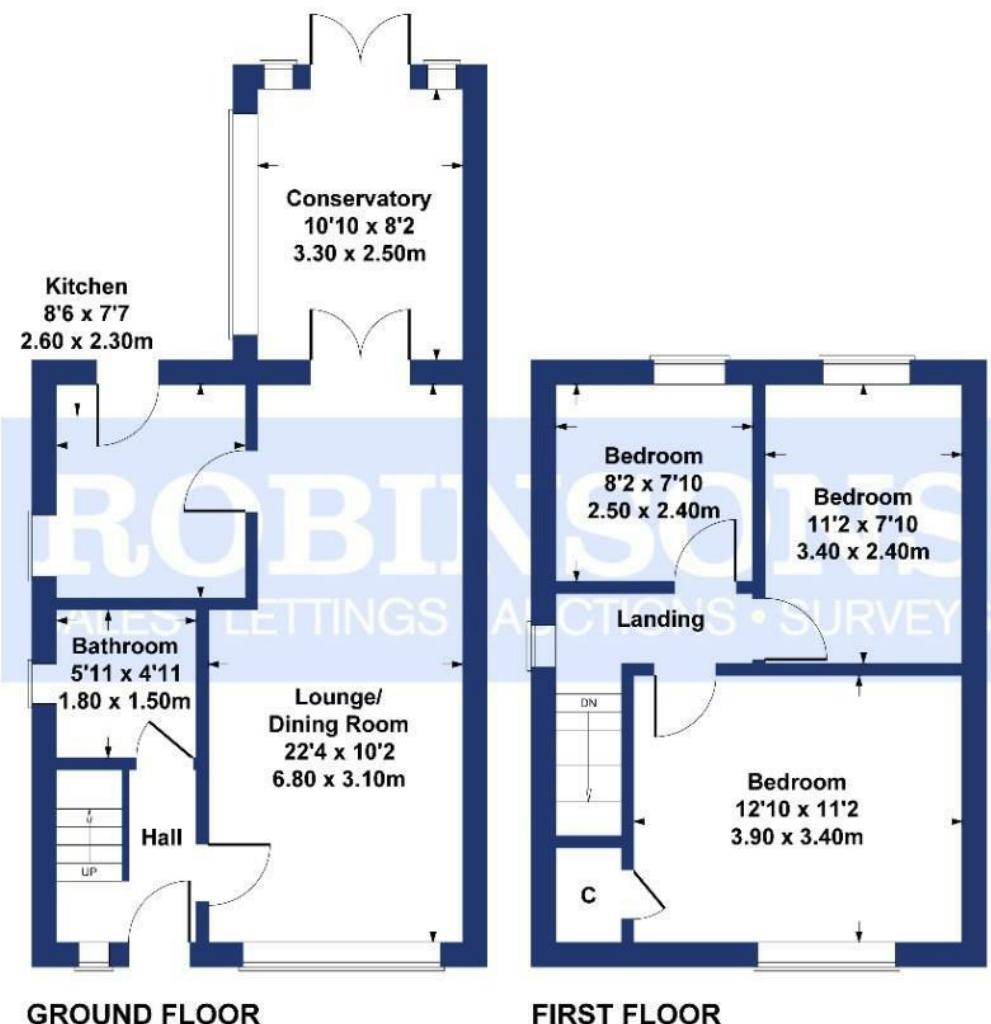
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps  
Mobile Signal/Coverage: Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a  
Energy Rating: C

**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.

**HMRC Compliance** requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Runnymede

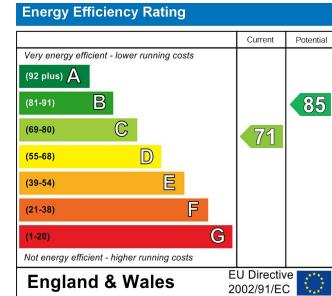
Approximate Gross Internal Area  
818 sq ft - 76 sq m



## 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. 2025



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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