



Pine Street, Waldrige, DH2 3SF  
3 Bed - House - Mid Terrace  
£130,000

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## Pine Street Waldridge, DH2 3SF

\* NO CHAIN \* EXTENDED \* THREE LARGE BEDROOMS \* ATTRACTIVE KITCHEN AND BATHROOM \* ADDITIONAL WC \* NEW FLOORING \* EXCELLENT LOCATION \* RARELY AVAILABLE VILLAGE \*

An excellent opportunity to purchase this spacious and extended stone-built terrace, offered with no onward chain and located in the highly regarded village of Waldridge on the outskirts of Chester-le-Street.

The property occupies a great position just a short walk from communal parking spaces and the village park, with direct access onto the stunning Waldridge Fell – an Area of High Landscape Value, ideal for walking, running, and enjoying the outdoors.

Internally, the home has been updated with new flooring and offers a practical, well-proportioned layout. The ground floor includes a large and welcoming lounge and dining room, a generous kitchen, rear lobby, and a family bathroom with shower over the bath. Upstairs are three good sized bedrooms and a separate WC, providing added convenience for families or guests. There is also several storage cupboards throughout.

Outside, there's a small courtyard garden to the front and an enclosed yard to the rear. The setting combines a pleasant semi-rural feel with excellent local connections. Waldridge is well known for its peaceful surroundings, easy access to open countryside, and proximity to Chester-le-Street town centre – where you'll find a wide range of shops, cafes, schools, and transport links including the train station and A1(M).

This style of property in this location rarely comes to market, making early viewing strongly recommended.













## GROUND FLOOR

### Lounge / Dining

18'0" x 15'8" (5.5 x 4.8)

### Kitchen

11'1" x 9'6" (3.4 x 2.9)

### Bathroom

7'10" x 5'6" (2.4 x 1.7)

## FIRST FLOOR

### Landing

### Bedroom

12'9" x 10'9" (3.9 x 3.3)

### Bedroom

15'8" x 5'10" (4.8 x 1.8)

### Bedroom

11'1" x 9'2" (3.4 x 2.8)

### WC

7'2" x 3'7" (2.2 x 1.1)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 25 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

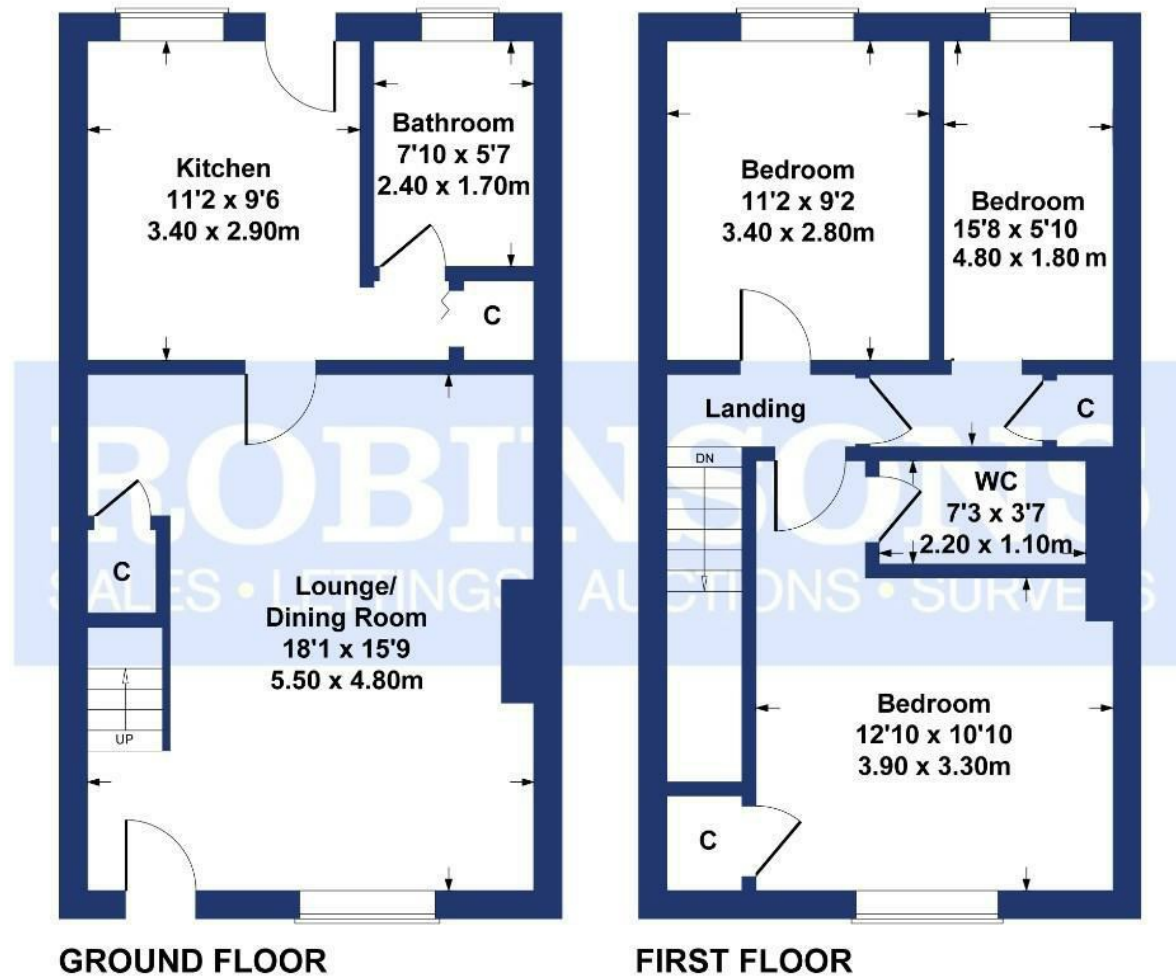
Energy Rating: TBC

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.



# Pine Street

Approximate Gross Internal Area  
926 sq ft - 86 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.

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.

