



Woodland Terrace, Nettlesworth, DH2 3PW
3 Bed - House - Terraced
£110,000

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Woodland Terrace

Nettlesworth, DH2 3PW

* NO CHAIN * NICE OUTLOOK * VERY SPACIOUS * EXTENDED * TWO RECEPTION ROOMS * STUDY / DRESSING ROOM * CLOSE TO DURHAM AND CHESTER LE STREET *

Offered to the market with the benefit of no onward chain is this incredibly spacious and extended three bedroom mid-terraced home, pleasantly positioned on Woodland Terrace in the village of Nettlesworth. Requiring modernisation, the property offers excellent potential and generous living space throughout.

The internal layout comprises a large, welcoming living room with bay window, a separate and equally generous dining room, and a kitchen. A rear lobby has stairs to the first floor and access to the yard.

Upstairs are three well-proportioned bedrooms, including a spacious main bedroom which also benefits from a versatile additional room ideal for use as a study, dressing room, or nursery. A family bathroom completes the first floor.

Externally, there is an enclosed yard to the rear, while across the rear lane is a single garage located within a small block.

The property has uPVC double glazing and is warmed by solid fuel heating; please note that there is currently no central heating system installed.

Woodland Terrace in Nettlesworth offers a semi-rural setting with the convenience of being just a short drive from both Durham City and Chester-le-Street. The nearby A167 and A1(M) provide excellent transport links for commuters, while local bus routes serve the village well. There are local amenities close by including convenience stores, schools and scenic countryside walks, making this an attractive option for families, first-time buyers or those seeking a project in a well-connected area. The surrounding countryside also offers a peaceful backdrop, with fields and open outlooks giving the street a quiet and open feel.

This is a property with real potential and generous space in a location that offers the best of both town and country.

Early viewing is advised.











GROUND FLOOR

Lounge

17'8" x 14'1" (5.4 x 4.3)

Dining Room

14'5" x 14'5" (4.4 x 4.4)

Kitchen

7'10" x 7'10" (2.4 x 2.4)

Rear Lobby

FIRST FLOOR

Landing

Bedroom

14'5" x 11'5" (4.4 x 3.5)

Study / Dresser

8'2" x 5'2" (2.5 x 1.6)

Bedroom

14'5" x 8'10" (4.4 x 2.7)

Bedroom

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

Bathroom

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

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid fuel

Broadband: Basic 15 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: E

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.

Marketing Materials

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

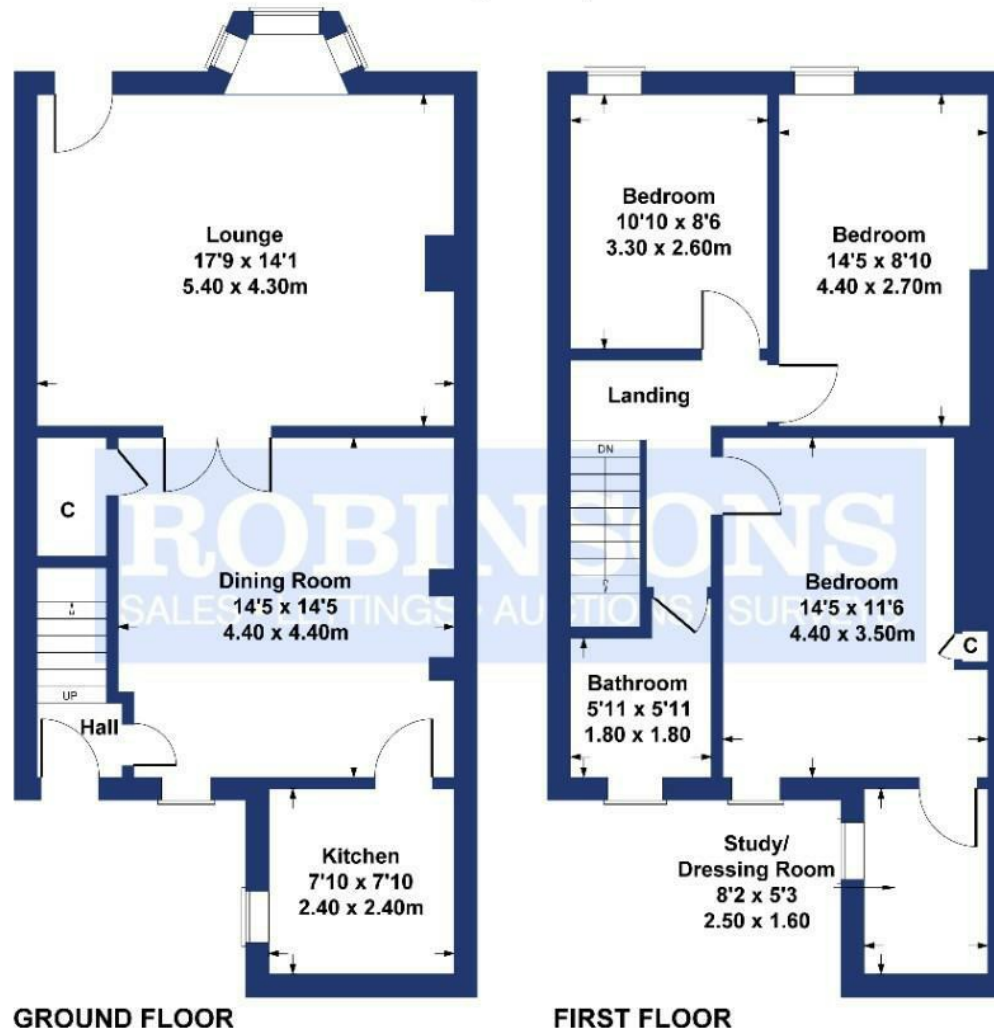
Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Woodland Terrace

Approximate Gross Internal Area
1152 sq ft - 107 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) A		
(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

70

40

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.

