



Birch View, Chester Le Street, DH2 2XP  
5 Bed - House - Semi-Detached  
£299,950

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# Birch View

## Chester Le Street, DH2 2XP

\* BEAUTIFULLY PRESENTED FAMILY HOME \* EXCELLENT CONDITION THROUGHOUT \* HIGHLY SOUGHT-AFTER DEVELOPMENT \* VERSATILE AND SPACIOUS LAYOUT \* CUL-DE-SAC POSITION \* GARAGE AND DOUBLE DRIVEWAY \*

This beautifully presented family home is offered in excellent condition and is located on one of Chester le Street's most sought-after developments. Enjoying a pleasant cul-de-sac position with a small children's play area within the street, the property offers a bright and airy feel throughout and a versatile floorplan that can be adapted to suit a variety of needs.

The ground floor comprises an entrance hallway, two rooms that could be used as bedrooms or reception rooms depending on requirements, a downstairs WC, and a useful utility room with rear door.

To the first floor there is a large and inviting lounge with a nice outlook, an attractive kitchen, a dining room and a study space.

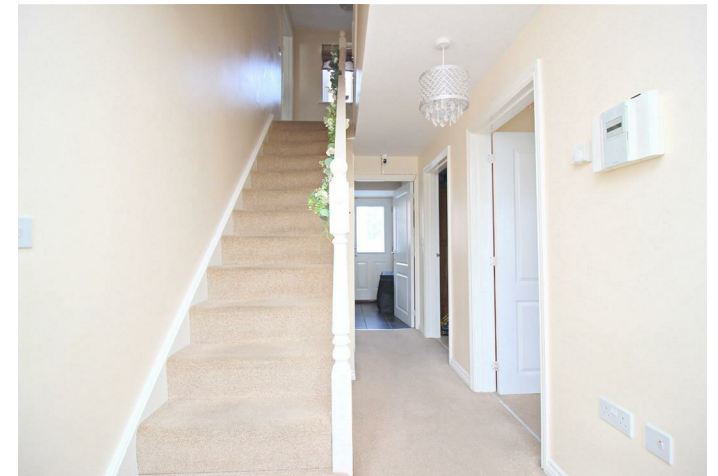
The second floor features three further bedrooms, including a generous main bedroom with an en suite and walk-in dressing room, plus a family bathroom fitted with a white suite.

Externally the property benefits from a double driveway and garage to the front, while the rear offers a well-sized, low-maintenance garden providing a pleasant outdoor space.

Birch View forms part of a well-regarded and established modern development on the edge of Chester le Street, offering a quiet setting yet excellent convenience. The town centre is within easy reach and provides a good selection of shops, supermarkets, cafés and restaurants. Chester le Street also boasts a mainline railway station with direct services to Newcastle, Durham and York, and the A1(M) is only a few minutes' drive away for those who commute by car.

Riverside Park, with its riverside walks, play areas and leisure facilities, is close by, along with several highly regarded primary and secondary schools. The area combines family-friendly surroundings with easy access to both the town and open countryside.

Early viewing is advised.























## GROUND FLOOR

### Hallway

#### Bedroom / Reception Room

10'5" x 9'10" (3.2 x 3)

#### Bedroom / Reception Room

10'5" x 9'2" (3.2 x 2.8)

### Utility

6'2" x 5'10" (1.9 x 1.8)

### Downstairs WC

4'7" x 2'7" (1.4 x 0.8)

## FIRST FLOOR

### Landing

### Lounge

19'4" x 10'5" (5.9 x 3.2)

### Study Space

### Dining Room

10'5" x 9'6" (3.2 x 2.9)

### Kitchen

10'5" x 9'6" (3.2 x 2.9)

## SECOND FLOOR

### Landing

### Bedroom

13'5" x 10'5" (4.1 x 3.2)

### Dressing Room

5'10" x 4'11" (1.8 x 1.5)

### En-Suite

5'10" x 5'2" (1.8 x 1.6)

### Bedroom

10'5" x 7'2" (3.2 x 2.2)

### Bedroom

10'2" x 9'10" (3.1 x 3)

### Bathroom

7'2" x 6'2" (2.2 x 1.9)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 66 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 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.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>80</b>               | <b>80</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 |           |

**Birch View**

Approximate Gross Internal Area  
1658 sq ft - 154 sq m



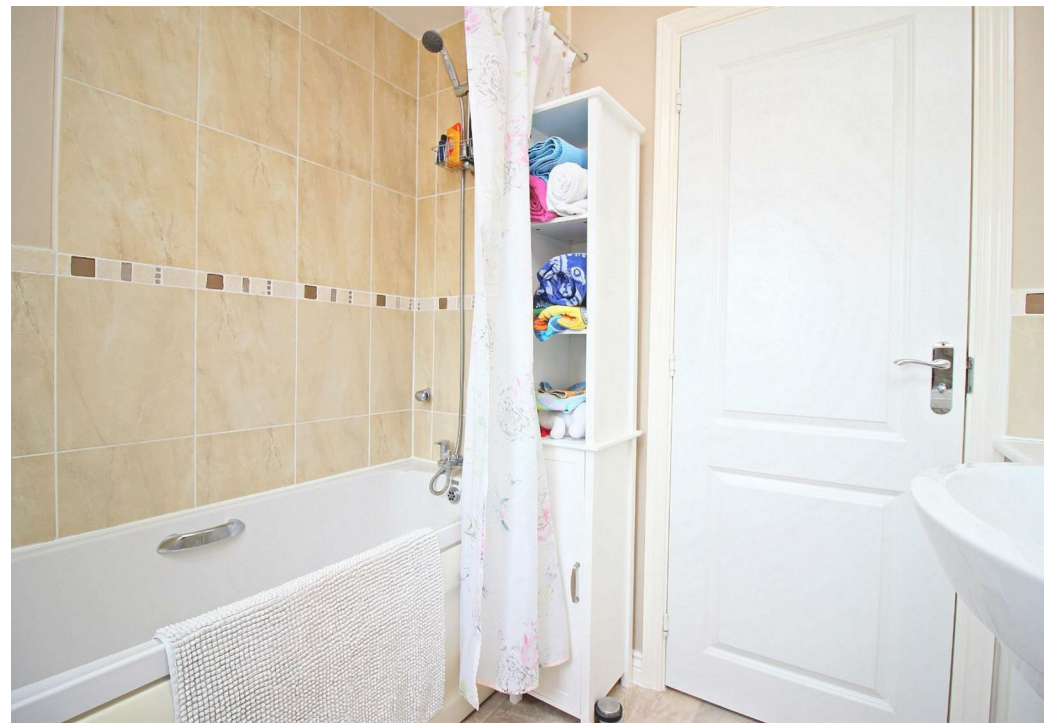
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

















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