



Low Flatts Road, North Lodge, DH3 4AL
3 Bed - House - Semi-Detached
£250,000

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Low Flatts Road North Lodge, DH3 4AL

* NO CHAIN * BEAUTIFULLY PRESENTED * FANTASTIC LOCATION * EXCELLENT CONDITION * AMPLE OFF-STREET CAR PARKING * STUNNING OPEN PLAN DOWNSTAIRS LIVING *

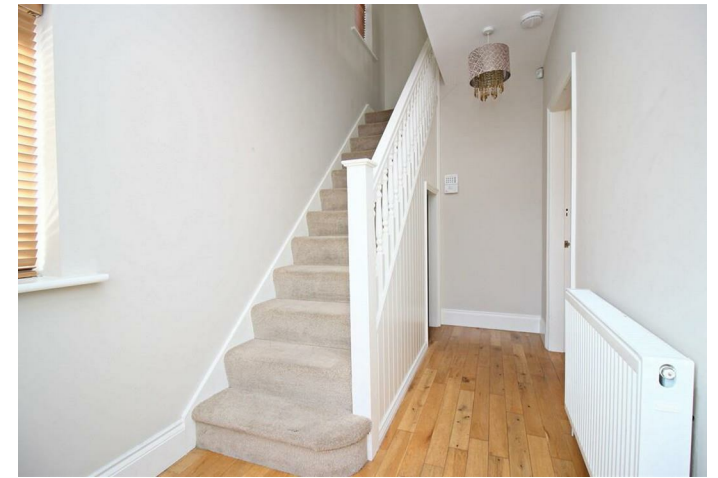
It is with great pleasure that we offer for sale this beautiful home which occupies a fabulous location within this highly sought after area. Only upon internal inspection can the size and standard be truly appreciated.

The internal floorplan briefly comprises of: entrance hallway, large open plan lounge / dining / and kitchen space, with a space rear extension that allows for a utility area.

On the first floor there are three bedrooms, with the two main bedrooms having fitted wardobes, and there is a large bathroom with the benefit of shower cubicle.

Externally, to the front of the property is a large driveway providing off-street parking. At the rear is a garden with good degree of privacy.

Low Flatts Road is situated in the popular North Lodge district of Chester-le-Street and offers excellent access to schools, amenities, recreational facilities and major motoring networks giving access to many of the regions major towns and cities including Durham City, Gateshead, Newcastle-upon-Tyne, Sunderland and Darlington. In our opinion the property should prove to be an ideal family home and we would strongly recommend an early internal inspection.











GROUND FLOOR

Hallway

Lounge

14'5" x 13'5" (4.4 x 4.1)

Kitchen / Dining Room

19'8" x 15'5" (6 x 4.7)

FIRST FLOOR

Landing

Bedroom

15'1" x 13'1" (4.6 x 4)

Bedroom

13'1" x 12'1" (4 x 3.7)

Bedroom

6'6" x 6'6" (2 x 2)

Bathroom

EXTERNAL

Externally, to the front of the property is a large driveway providing off-street parking. At the rear is a garden with good degree of privacy.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 10Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £1,959p.a

Energy Rating: D

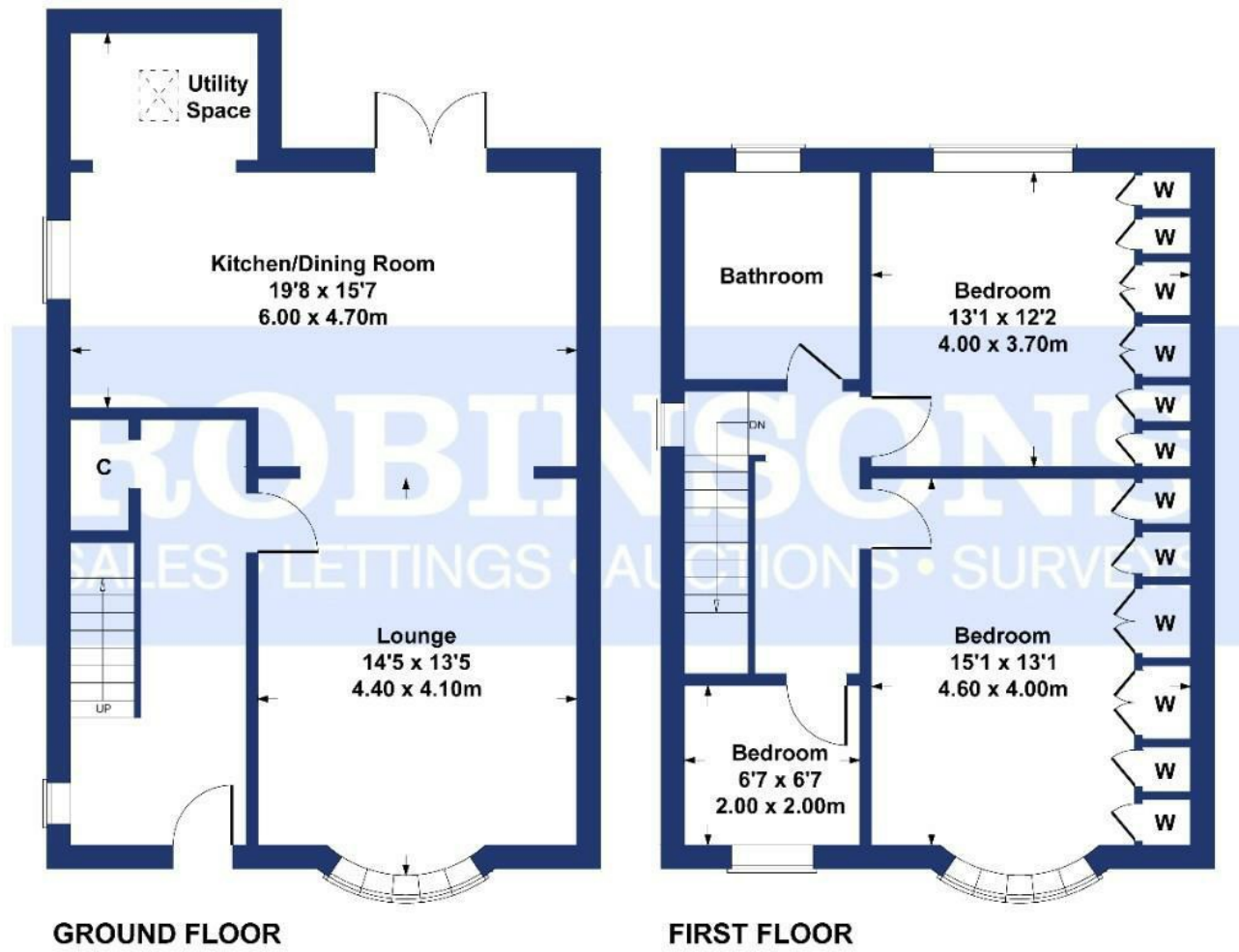


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Low Flatts Road

Approximate Gross Internal Area
1206 sq ft - 112 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2023

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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