

Provident Street, Newfield, DH2 1NS
3 Bed - House - Mid Terrace
£120,000

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Provident Street
Newfield, DH2 1NS

* EXTENDED * DECEPTIVELY SPACIOUS * BEAUTIFUL REFITTED KITCHEN * MODERN SHOWER ROOM/WC * LARGE LIVING AND DINING AREAS * THREE BEDROOMS * ENCLOSED REAR YARD * IDEAL FOR A VARIETY OF BUYERS * CLOSE TO GREEN SPACE *

Extended and deceptively spacious, this well-presented three bedroom home offers generous accommodation together with a beautiful modern refitted kitchen and attractive shower room/WC. With particularly spacious living and dining areas, the property should appeal to a variety of buyers including first-time purchasers, couples, families and investors.

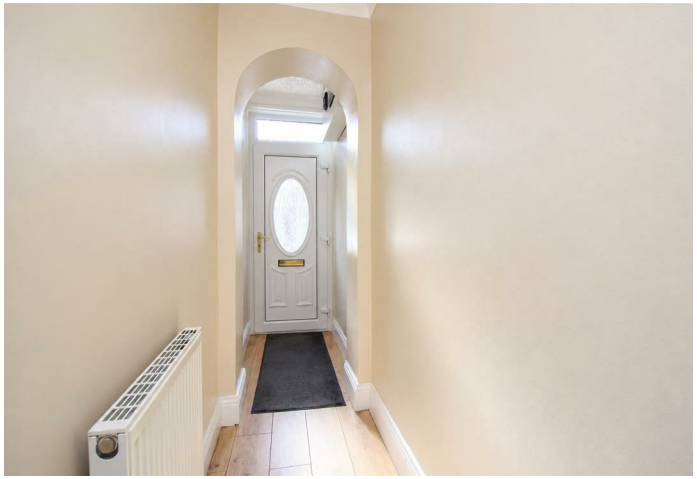
The floorplan comprises an entrance hallway leading into a large dining area and spacious living area, providing excellent space for everyday family life and entertaining. The ground floor continues with a beautifully refitted modern kitchen, rear lobby and an attractive shower room/WC.

To the first floor there are three bedrooms, providing flexible accommodation suitable for families or those requiring additional space for a home office or study.

Externally, the property benefits from an enclosed rear yard providing useful and easily maintained outside space.

Provident Street is situated within Newfield, conveniently positioned for access to both Chester-le-Street and Stanley and offering good road links throughout the surrounding area. The location is particularly well placed for enjoying some of the area's excellent outdoor and leisure attractions, including Beamish Museum, Beamish Woods and nearby countryside, with further walking and recreational opportunities around Waldridge Fell and the surrounding villages.

Local shops, schools and everyday amenities are within easy reach, while convenient connections towards the A1(M) provide access to Durham, Newcastle, Gateshead and the wider North East. The nearby villages of Pelton, Ouston and Beamish provide additional amenities, while Chester-le-Street offers a wider range of shops, supermarkets and leisure facilities.
















AEG
AEG








LOVE





GROUND FLOOR

Hallway

Living Room
13'1" x 11'5" (4 x 3.5)

Dining Area
13'1" x 11'5" (4 x 3.5)

Kitchen
11'5" x 9'2" (3.5 x 2.8)

Rear Lobby

Shower Room / WC

FIRST FLOOR

Landing

Bedroom
13'1" x 11'5" (4 x 3.5)

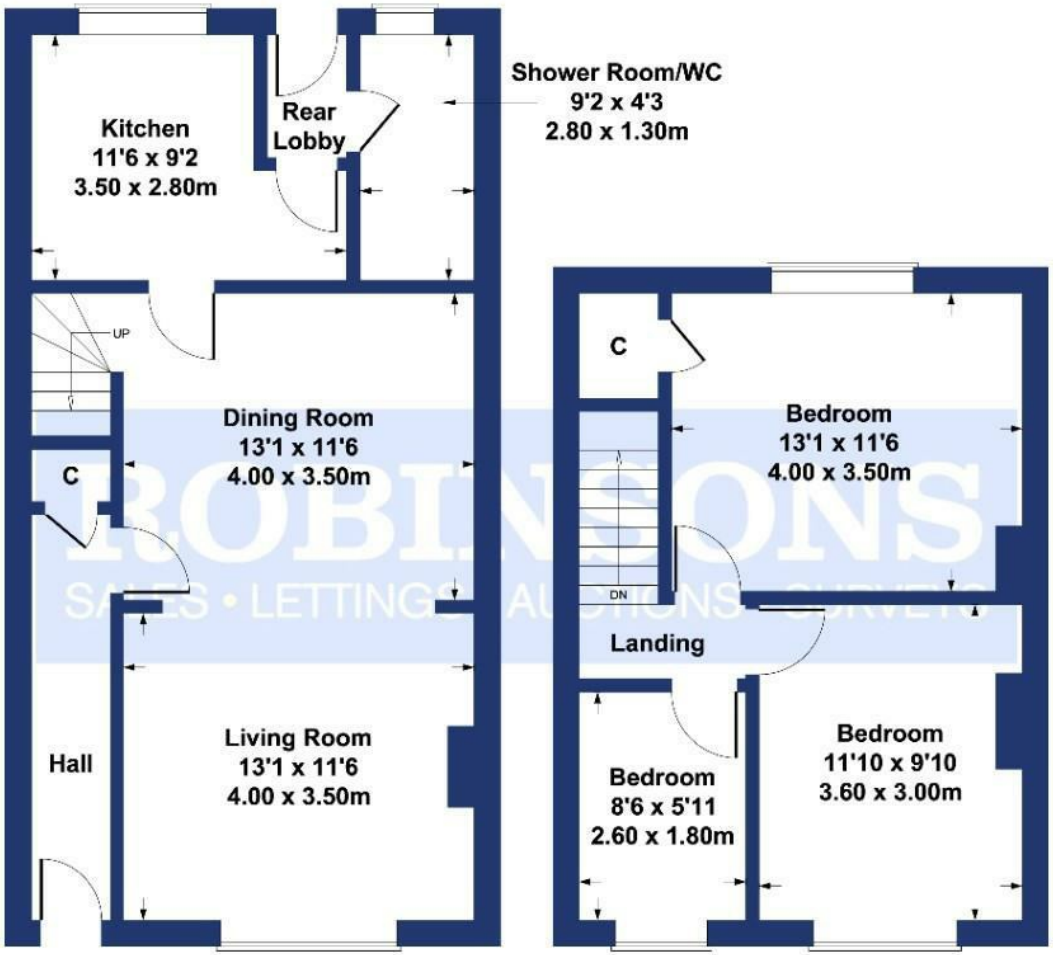
Bedroom
11'9" x 9'10" (3.6 x 3)

Bedroom
8'6" x 5'10" (2.6 x 1.8)

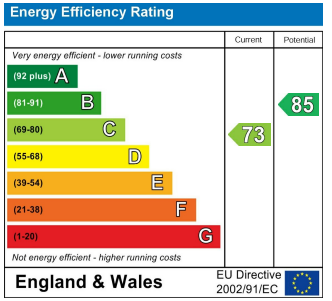
AGENT'S NOTES
Council Tax: Durham County Council, Band A
Tenure: Freehold
EPC - C
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No.
Probate – Not applicable
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – extended.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Provident Street

Approximate Gross Internal Area
936 sq ft - 87 sq m



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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. 2026

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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