



Park Road North, Chester le Street, DH3 3SA
3 Bed - House - Semi-Detached
£255,000

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Park Road North

Chester le Street, DH3 3SA

* NO CHAIN * PRESTIGIOUS TREE-LINED LOCATION * EXTENDED AND VERY SPACIOUS * REQUIRES MODERNISATION * RETAINS CHARACTER AND PERIOD FEATURES * DRIVEWAY AND LARGE GARAGE * MUST BE VIEWED *

Offered for sale with no onward chain, this substantial and extended home is located on traditionally one of Chester le Street's most sought-after addresses. Set on a tree-lined street with properties positioned well back from the road, the house offers generous accommodation, retains much of its original character and provides excellent potential for modernisation and improvement.

The floorplan comprises an entrance hallway, lounge with walk-in bow window, a separate and extended second reception room offering flexible use as a sitting room or dining room, a downstairs WC, and an extended kitchen.

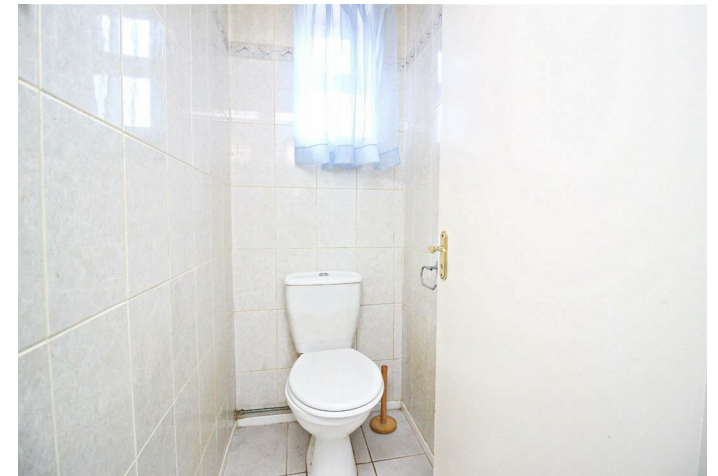
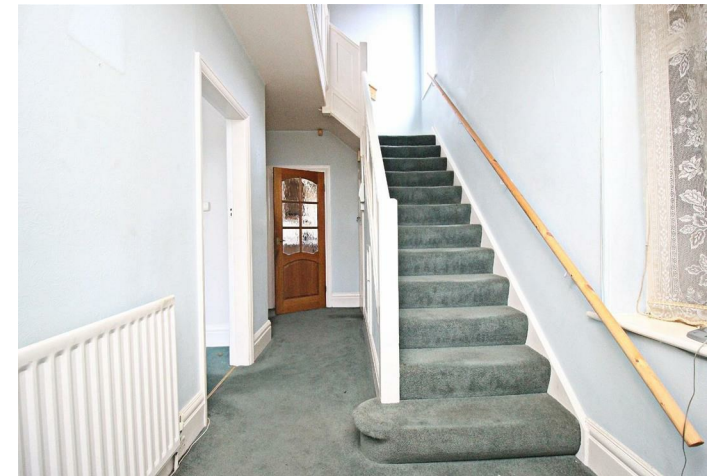
To the first floor there are three bedrooms, the main bedroom also featuring a walk-in bow window, along with a separate WC and a large bathroom space offering scope for reconfiguration if desired.

Externally, there are gardens to both the front and rear, a driveway providing off-street parking and a larger than average attached garage. The plot, setting and proportions combine to create a rare opportunity for buyers looking to restore and enhance a property in a prime location.

Park Road North is widely regarded as one of Chester le Street's most desirable residential streets, known for its mature trees and period homes. The town centre is within easy reach and offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, along with a mainline railway station providing direct services to Durham, Newcastle and beyond.

The area also benefits from excellent schooling options, nearby Riverside Park and easy access to the A1(M), making it ideal for families and professionals alike.

This is a rare chance to acquire a spacious home with character on a premier street, and early viewing is strongly recommended.













GROUND FLOOR

Hallway

Downstairs WC

5'2" x 2'7" (1.6 x 0.8)

Lounge

16'8" x 12'9" (5.1 x 3.9)

Second Reception Room

22'7" x 11'1" (6.9 x 3.4)

Kitchen

16'4" x 8'2" (5 x 2.5)

Garage

18'4" x 10'2" (5.6 x 3.1)

FIRST FLOOR

Landing

Bedroom

16'8" x 10'5" (5.1 x 3.2)

Bedroom

13'1" x 11'1" (4 x 3.4)

Bedroom

8'2" x 10'5" (2.5 x 3.2)

WC

4'7" x 2'11" (1.4 x 0.9)

Bathroom

7'10" x 4'7" x 7'10" x 7'6" (2.4 x 1.4 x 2.4 x 2.3)

AGENT'S NOTES

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Freehold

EPC: C

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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 – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – extended to rear

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

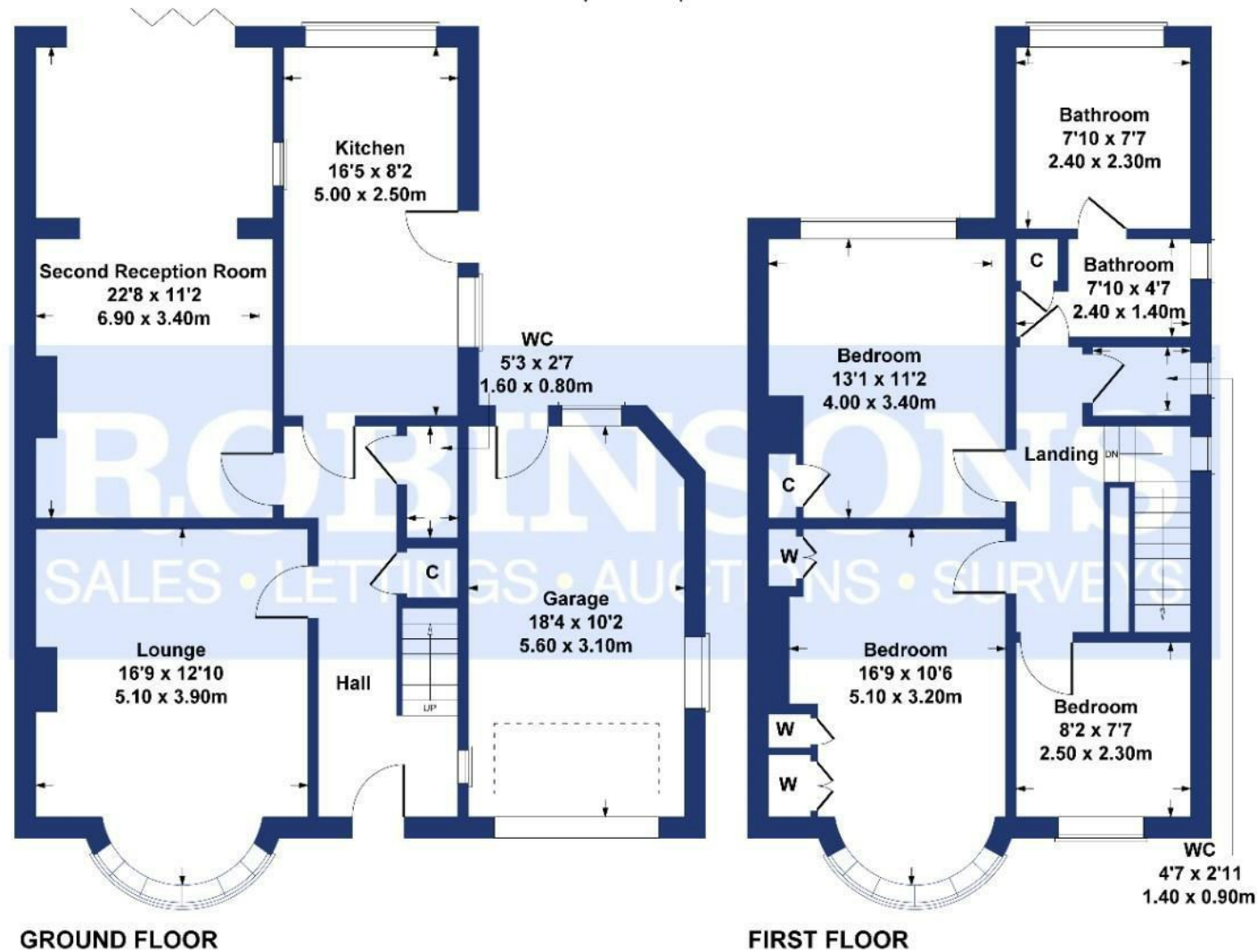
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Park Road North


Approximate Gross Internal Area
1561 sq ft - 145 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div>81</div> <div>69</div>
(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	

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.

