



Quantock Avenue, DH2 3DB
3 Bed - House - Mid Terrace
£132,500

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Quantock Avenue , DH2 3DB

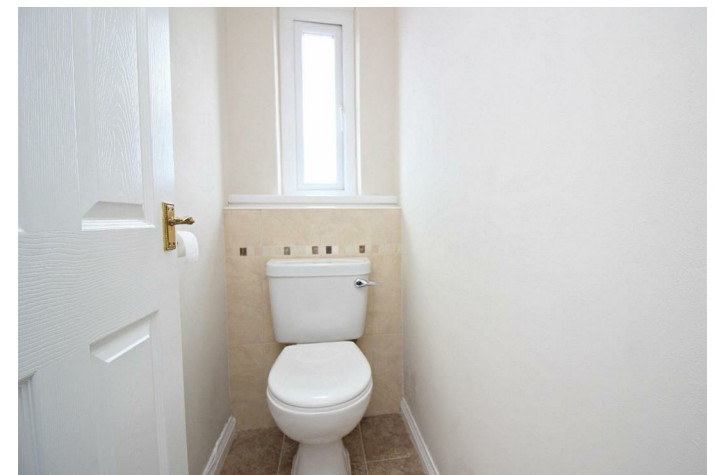
* NO CHAIN * BEAUTIFULLY PRESENTED * MUCH IMPROVED * NEW CARPETS * UPGRADED ELECTRICS * LOVELY OUTLOOK ACROSS OPEN GREENERY * MODERN KITCHEN AND SHOWER ROOM * READY FOR IMMEDIATE OCCUPATION * BLINDS INCLUDED *

Offered for sale with no onward chain, this beautifully presented and much improved home is ready for immediate occupation and should appeal to a wide variety of buyers, including first-time purchasers, families and investors. The property has been well maintained by the current owners and benefits from new carpets, upgraded electrics, modern fixtures and fittings throughout, together with a pleasant outlook across open greenery to the front.

The floorplan comprises a welcoming entrance hallway, comfortable lounge and a spacious dining kitchen fitted with a modern range of units, providing an excellent space for everyday living and entertaining. To the first floor there are three good sized bedrooms, a shower room and a separate WC.

Externally, the property enjoys a front courtyard with an attractive open outlook across green space. To the rear is an enclosed garden offering a good degree of privacy, together with useful outhouses providing excellent additional storage.

Quantock Avenue occupies a convenient position within Chester le Street, close to a wide range of shops, supermarkets, cafés and everyday amenities. The property is also within easy reach of well-regarded primary and secondary schools, making it an excellent choice for families. Chester le Street town centre, Riverside Park and Emirates Riverside Cricket Ground are all nearby, while excellent transport links via the A1(M), local bus routes and Chester le Street railway station provide straightforward access to Durham, Newcastle and surrounding areas. The combination of convenience, green space and excellent connectivity continues to make this a highly desirable location.











GROUND FLOOR

Hall

Lounge

13'9" x 13'1" (4.2 x 4)

Dining Kitchen

20'4" x 9'6" (6.2 x 2.9)

FIRST FLOOR

Landing

Bedroom

13'1" x 10'5" (4 x 3.2)

Bedroom

12'1" x 9'6" (3.7 x 2.9)

Bedroom

10'2" x 9'6" (3.1 x 2.9)

Shower Room

7'2" x 5'2" (2.2 x 1.6)

Separate WC

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

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 – None known.

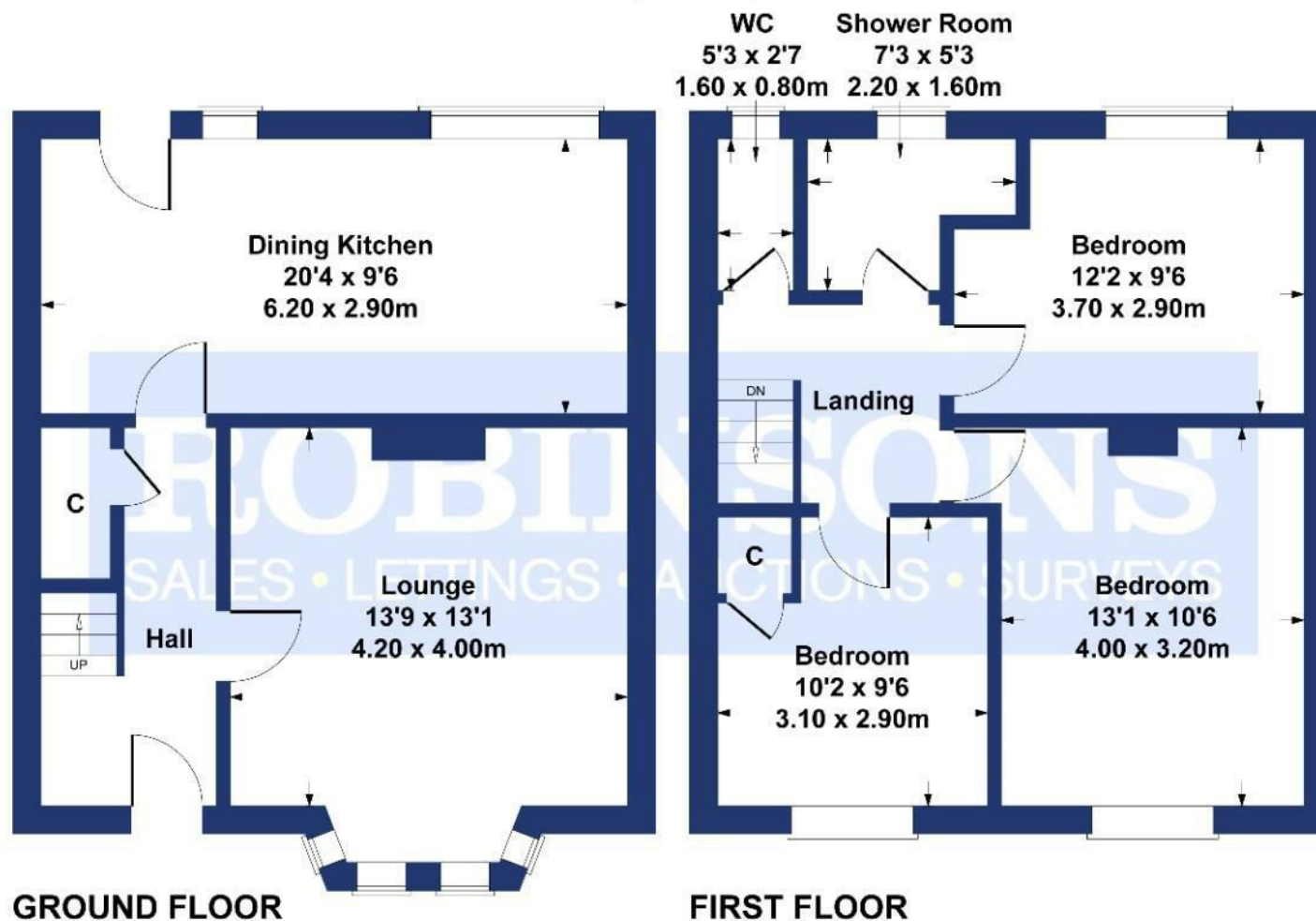
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

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.

Quantock Avenue

Approximate Gross Internal Area
958 sq ft - 89 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		83
(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.



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