



Tuart Street, Chester Le Street, DH3 3EN
2 Bed - House - Mid Terrace
£95,000

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Tuart Street

Chester Le Street, DH3 3EN

* NO CHAIN * EXTENDED * INCREDIBLY SPACIOUS * CONSERVATORY * GENEROUS BATHROOM WITH SEPARATE SHOWER * ENCLOSED YARD * GOOD PRIVACY * TOWN CENTRE LOCATION * DOWNSTAIRS WC *

This extended home offers superb space with a flexible layout, making it ideal for a variety of buyers.

The property is situated right in the heart of Chester le Street town centre, with shops, supermarkets, cafés, bars and the train station all within easy reach, as well as excellent road links to surrounding areas.

The entrance lobby leads to a large open plan living and dining room featuring a multi-fuel burning fire, creating a comfortable and welcoming space. There is also a downstairs WC. At the rear there is a kitchen providing access to a conservatory that overlooks the yard.

To the first floor are two spacious double bedrooms and a generous bathroom fitted with both a bath and a separate shower cubicle.

Externally, the property enjoys an enclosed yard with seating area and good privacy, while beyond the yard there are ample non-allocated parking spaces available.

Perfectly placed in Chester le Street town centre, the home is only a short walk from all amenities and the mainline railway station, which provides direct connections to Newcastle, Durham and beyond, making it ideal for commuters. The A1(M) is only a few minutes' drive away, and Riverside Park is also nearby, offering open green space, riverside walks and leisure facilities. Combining convenience, generous living space and an excellent location, this is a superb opportunity for a wide range of buyers.









GROUND FLOOR

Hallway

Lounge

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

Dining Area

15'8" x 11'9" (4.8 x 3.6)

Kitchen

11'1" x 6'10" (3.4 x 2.1)

Conservatory

10'9" x 7'2" (3.3 x 2.2)

Downstairs WC

FIRST FLOOR

Landing

Bedroom

13'5" x 13'1" (4.1 x 4)

Bedroom

13'5" x 11'9" (4.1 x 3.6)

Bathroom

11'1" x 6'2" (3.4 x 1.9)

AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: D

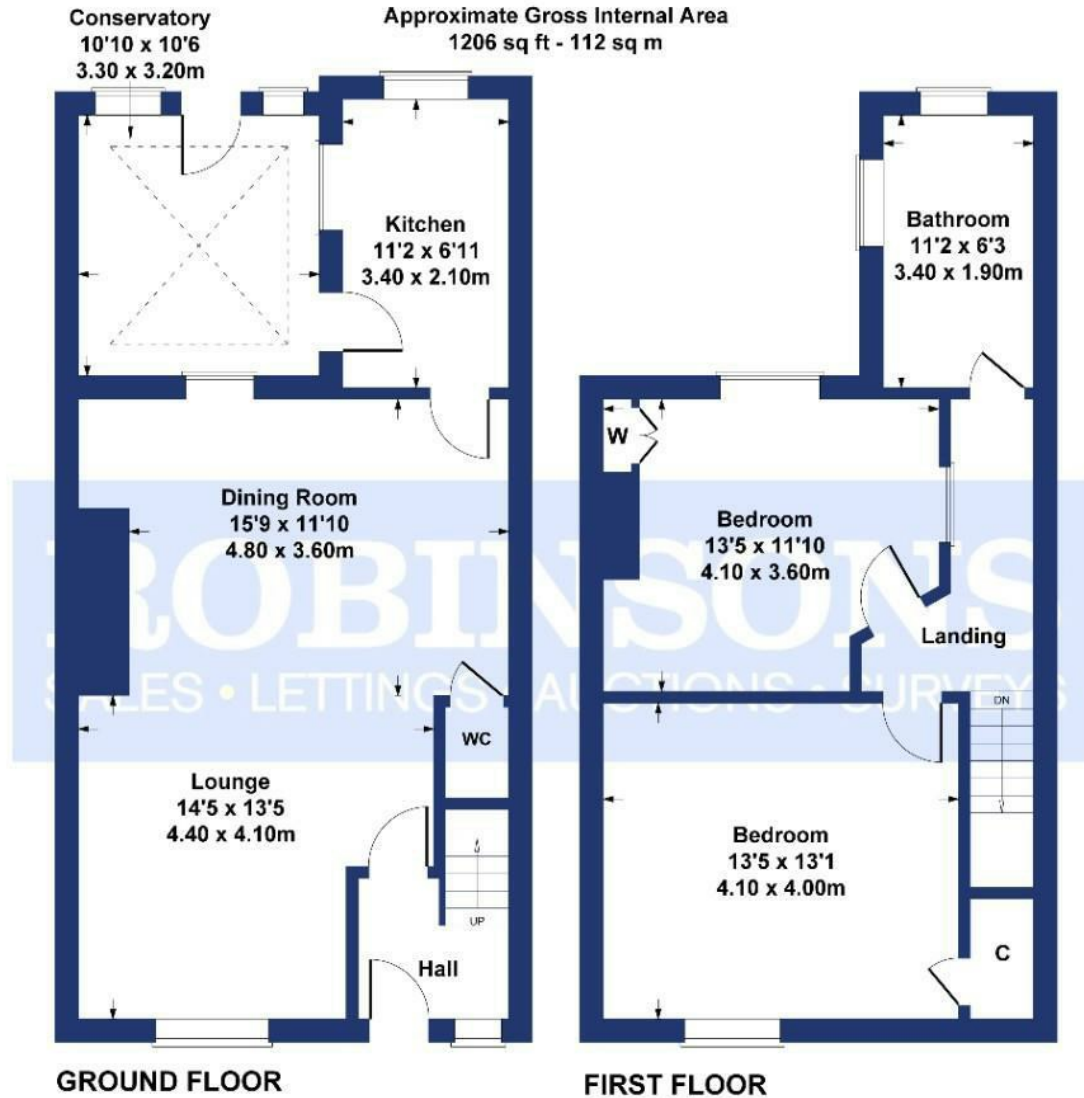
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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

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.



Tuart Street

Approximate Gross Internal Area
1206 sq ft - 112 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	66	78
	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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