



Woodland Terrace, Nettlesworth, DH2 3PW
3 Bed - House - Mid Terrace
£170,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Woodland Terrace

Nettlesworth, DH2 3PW

* NO CHAIN * MUCH IMPROVED * SPACIOUS THROUGHOUT * FAR REACHING VIEWS * EN SUITE * UTILITY ROOM * GARAGE *

Offered for sale with no onward chain, this much improved and very well presented home enjoys a pleasant semi-rural position in the village of Nettlesworth and offers spacious accommodation throughout. With far reaching views over open countryside, this property will appeal to a wide variety of buyers.

The internal layout comprises an entrance lobby, comfortable lounge, attractive kitchen, useful utility area and rear lobby. To the first floor there are three bedrooms, all of good size, with the master bedroom benefiting from en suite facilities. A shower room completes the first floor accommodation.

Externally the property benefits from an enclosed rear yard. A garage is located within a block to the rear lane. There is also an additional plot of land on the lane which the vendor has informed us they own and could potentially be used for driveway parking, subject to any required consents.

Nettlesworth is a quiet village enjoying a semi-rural setting with a genuine countryside feel, whilst remaining well placed for a range of everyday amenities. Chester le Street town centre is a short drive away offering supermarkets, cafes, leisure facilities and a mainline railway station with direct services to Durham and Newcastle. Durham city centre is also within easy reach, providing access to further shopping, dining and cultural attractions.

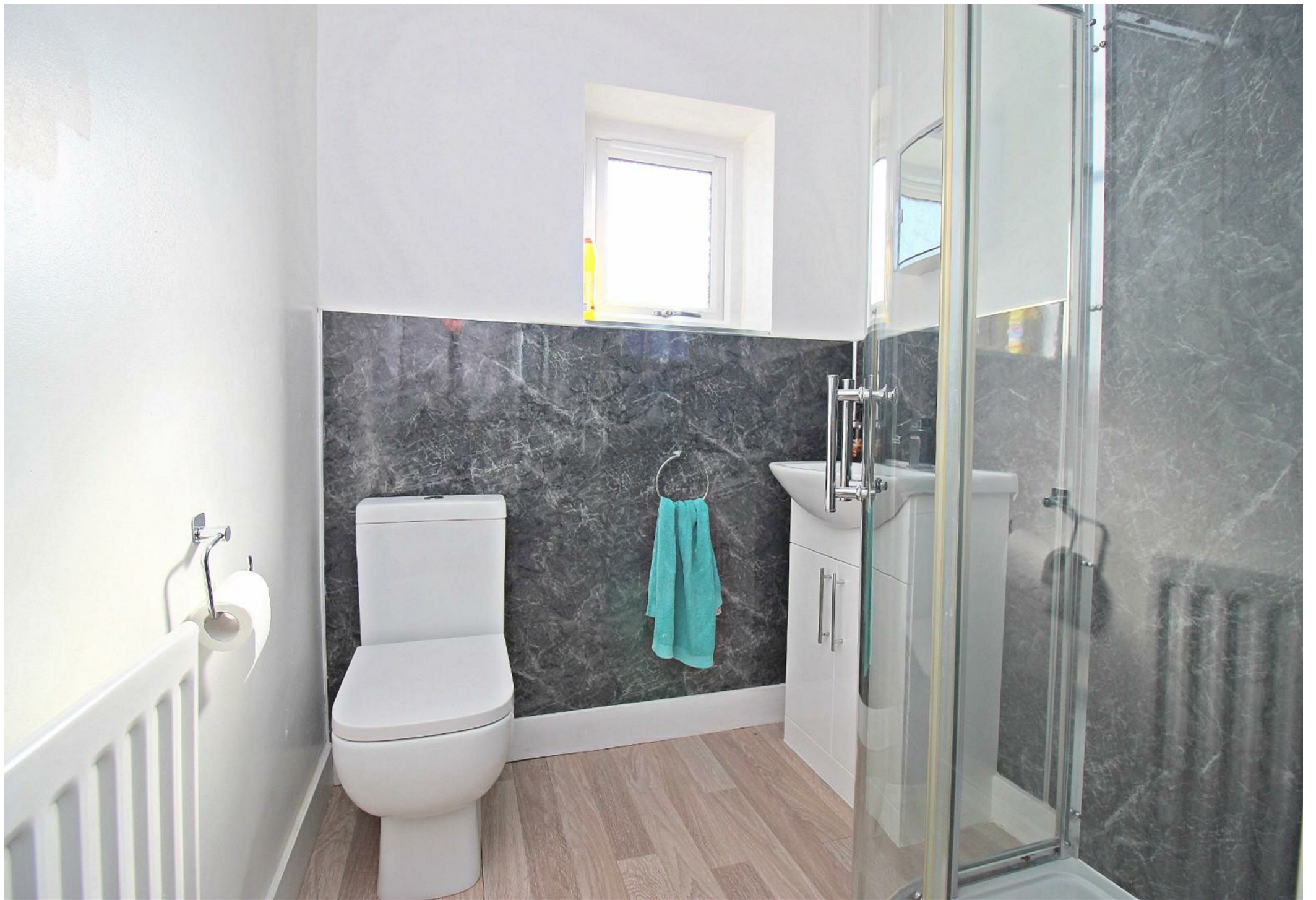
The A1(M) is close by, making commuting to the wider region straightforward. The village benefits from scenic walking routes and open countryside on its doorstep, including nearby woodland and farmland paths, making it a particularly appealing location for those who enjoy an outdoor lifestyle without compromising on convenience.













Entrance Lobby

Lounge

18'0" x 14'1" (5.5 x 4.3)

Kitchen

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

Utility

7'6" x 7'6" (2.3 x 2.3)

Rear Lobby

FIRST FLOOR

Bedroom 1

14'5" x 12'1" (4.4 x 3.7)

En-Suite

7'6" x 5'2" (2.3 x 1.6)

Bedroom 2

14'1" x 7'6" (4.3 x 2.3)

Bedroom 3

10'5" x 8'10" (3.2 x 2.7)

Shower Room

7'10" x 5'2" (2.4 x 1.6)

AGENT'S NOTES

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

Tenure: Freehold

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 – rear extension, new roof circa 10 years ago

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.



Woodland Terrace

Approximate Gross Internal Area
1184 sq ft - 110 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(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.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

