



Cedar Avenue, Kimblesworth, DH2 3QF
2 Bed - House - Semi-Detached
£95,000

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Cedar Avenue Kimbleworth, DH2 3QF

* NO CHAIN * MUCH IMPROVED* EXCELLENT POSITION WITH GOOD TRANSPORT LINKS
* TWO LARGE BEDROOMS * UTILITY ROOM*

Situated in the traditionally sought after village of Kimbleworth, this two bedroom semi detached house is offered to the market with no onward chain and vacant possession. The property has been much improved, making it an ideal choice for a range of buyers including first time buyers or a small family.

The internal layout includes a spacious, light lounge and dining area with French doors opening onto the rear garden, an attractive kitchen, and the added benefit of a practical utility room. To the first floor are two generously sized bedrooms and a well presented white suite family bathroom.

Externally the property enjoys a west facing garden which offers a good degree of privacy, as well as a side entrance with useful storage.

Key features include attractive kitchen and bathroom, combi boiler with gas central heating, recent electric meter, new roof within the last five years, new fence to boundary within the last three years, UPVC double glazing throughout with new front door, cavity wall insulation, and fresh neutral décor throughout.

The location offers easy access to the village cricket ground, football field, and children's play areas, with excellent transport links to Chester le Street, Newcastle, the Arnison Retail Park and Durham City.











GROUND FLOOR

Hallway

Living / Dining Room

17'0" x 12'1" (5.2 x 3.7)

Kitchen

10'9" x 7'10" (3.3 x 2.4)

Utility Room

External Store House

FIRST FLOOR

Landing

Bedroom One

15'1" x 9'10" (4.6 x 3)

Bedroom Two

10'9" x 9'10" (3.3 x 3)

Bathroom

7'10" x 5'6" (2.4 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

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

Energy Rating: D

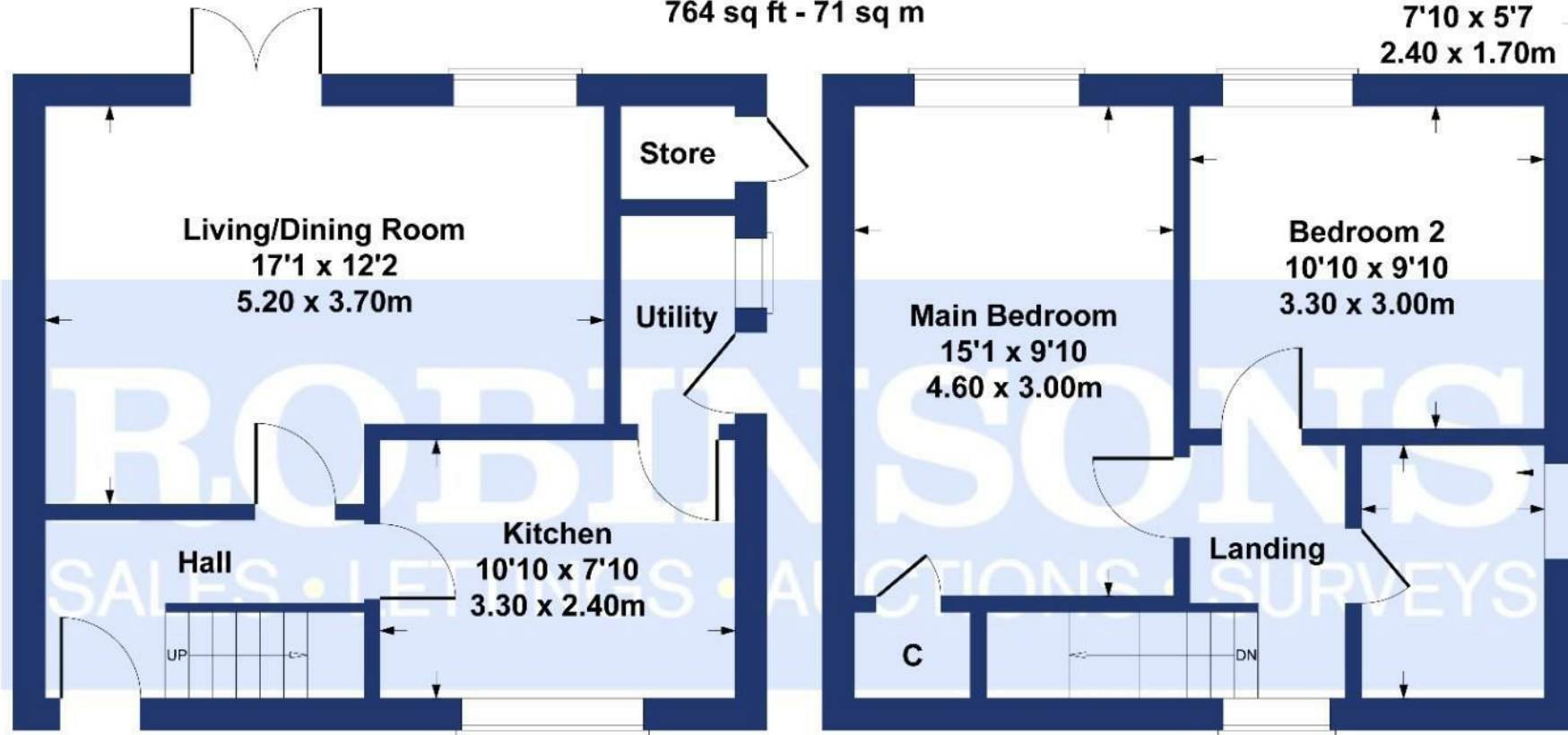
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons 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.



Cedar Avenue

Approximate Gross Internal Area
764 sq ft - 71 sq m



GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-81) 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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