



Riding Hill, Great Lumley, DH3 4HW  
3 Bed - House - Semi-Detached  
£150,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Riding Hill

## Great Lumley, DH3 4HW

\* EXCELLENT LOCATION \* NICE OUTLOOK ACROSS GREEN SPACE \* DRIVEWAY PARKING \* CONVERTED GARAGE \* REFITTED BATHROOM \* LARGE REAR GARDEN \* POPULAR VILLAGE LOCATION \*

Occupying an excellent position within the traditionally sought-after village of Great Lumley, this well presented family home enjoys an attractive outlook across green space to the front and offers spacious, versatile accommodation throughout.

The property has been enhanced by the conversion of the garage to create additional space and benefits from a large rear garden, making it ideal for a variety of buyers, particularly families.

The floorplan comprises a welcoming entrance hallway, spacious L-shaped lounge and dining room providing an excellent space for everyday living and entertaining, a kitchen, versatile additional reception room suitable for a variety of uses, and a useful utility room. To the first floor there are three good sized bedrooms and a refitted family bathroom.

Externally, there is a front garden and driveway with gates providing off-street parking. To the rear is a particularly large enclosed garden offering an excellent space for children, entertaining or simply relaxing outdoors.

Riding Hill is situated within one of Great Lumley's most popular residential areas, well regarded for its family-friendly setting and convenient access to local amenities. The village offers a range of shops, cafés, primary schools and everyday services, while Chester le Street town centre is only a short drive away.

The property is ideally placed for commuters, with excellent access to the A1(M), A693 and surrounding road networks providing straightforward travel to Durham, Newcastle, Sunderland and Gateshead. Riverside Park, Emirates Riverside Cricket Ground and a range of countryside walks along the River Wear are also nearby, further enhancing the appeal of this highly desirable village location.











## GROUND FLOOR

### Hallway

### Living Area

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

### Dining Area

9'6" x 8'6" (2.9 x 2.6)

### Kitchen

11'1" x 9'6" (3.4 x 2.9)

### Additional Versatile Space

13'5" x 6'6" (4.1 x 2)

### Utility Room

7'10" x 6'6" (2.4 x 2)

## FIRST FLOOR

### Landing

### Bedroom

12'1" x 11'1" (3.7 x 3.4)

### Bedroom

11'1" x 10'2" (3.4 x 3.1)

### Bedroom

8'10" x 8'6" (2.7 x 2.6)

### Bathroom

8'6" x 4'7" (2.6 x 1.4)

## AGENT'S NOTES

Council Tax: Durham County Council, Band A

Tenure: Freehold

EPC D

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 – Converted garage.

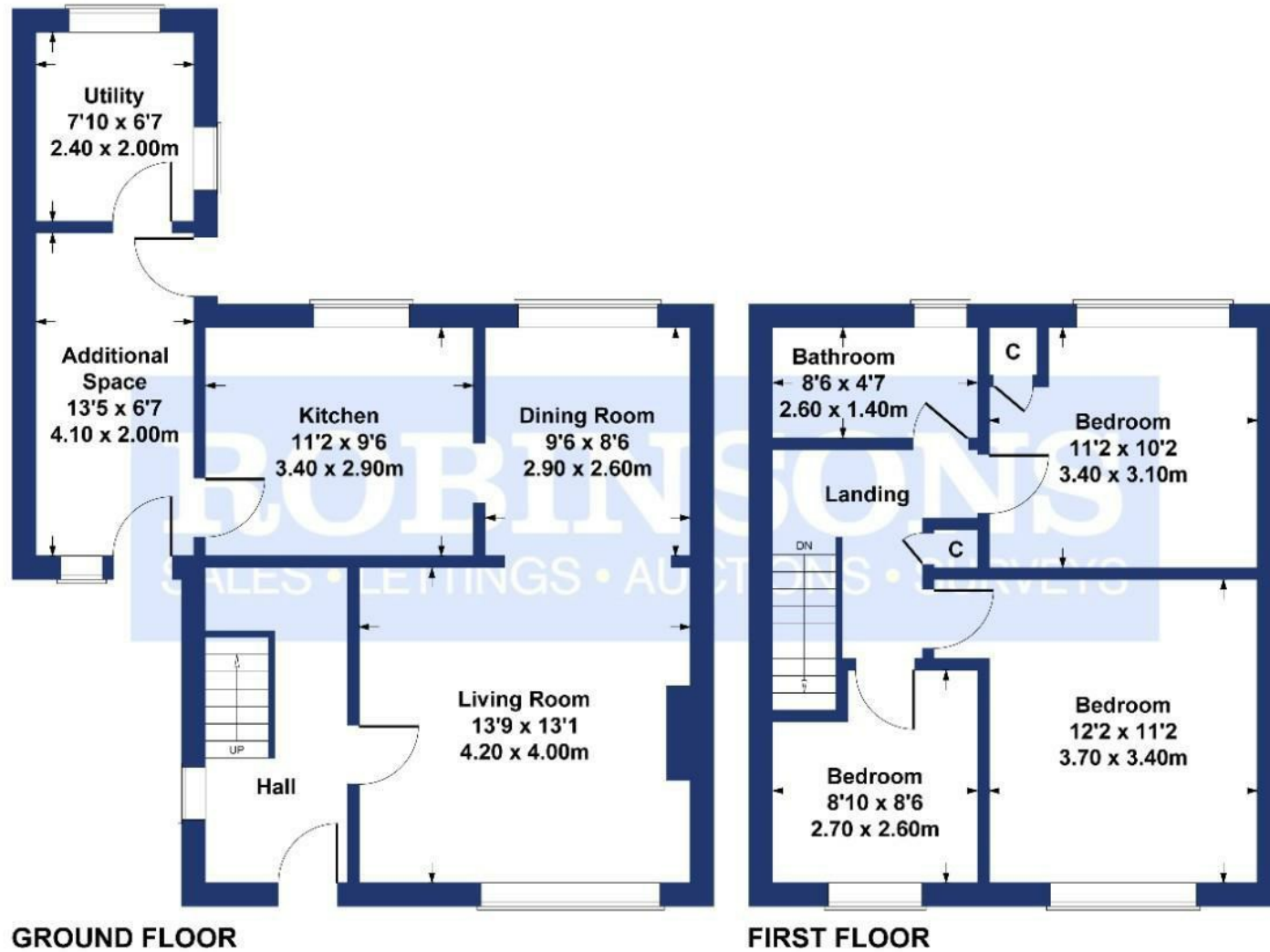
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Riding Hill

Approximate Gross Internal Area  
1076 sq ft - 100 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

83

68

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](mailto:info@robinsonscsls.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

