

New Watling Street, Leadgate, DH8 6DS
3 Bed - House - Mid Terrace
£145,000

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New Watling Street
Leadgate, DH8 6DS

* NO ONWARD CHAIN * EXTENDED * DECEPTIVELY SPACIOUS * TWO RECEPTION ROOMS * THREE BEDROOMS * LONG GALLEY KITCHEN * UTILITY ROOM * DOWNSTAIRS WC * ATTACHED WORKSHOP * DRIVEWAY PARKING * ENCLOSED GARDEN *

Offered for sale with no onward chain is this extended and deceptively spacious three bedroom home, offering generous and versatile accommodation together with an attached workshop and off-street parking. Enjoying a pleasant outlook at the junction of New Watling Street, the property should appeal to a variety of buyers including families, couples and those requiring additional workspace or storage.

The floorplan comprises an entrance lobby and hallway leading into a spacious lounge and a separate dining room/second reception room, featuring French doors providing access outside. There is also a large galley-style kitchen, useful utility room offering potential for alternative uses, and a convenient downstairs WC.

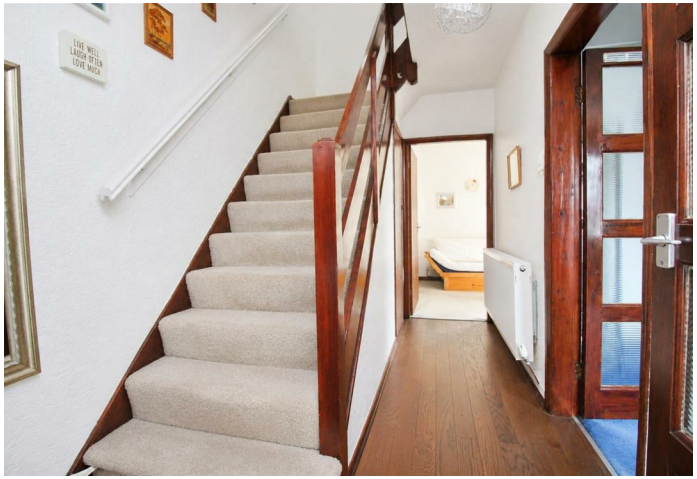
To the first floor there are three bedrooms, including two generous doubles with useful storage, together with a versatile third bedroom which could also serve as a study or home office. Completing the accommodation is a spacious family bathroom featuring a separate shower cubicle.

Externally, the property benefits from an enclosed front garden and a rear enclosed yard incorporating off-street parking. A particular advantage is the attached workshop, providing excellent additional space for hobbies, storage or practical use.

New Watling Street is situated within Leadgate, a well-established village close to Consett, offering convenient access to local shops, schools and everyday amenities. Nearby Consett town centre provides a wider selection of supermarkets, restaurants and leisure facilities, while the surrounding countryside offers excellent walking and cycling opportunities, including the nearby C2C cycle route and Derwent Valley. Good road connections via the A692 and A693 provide access towards Durham City, Stanley, Gateshead and Newcastle.































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 – Yes
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 – extended
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.



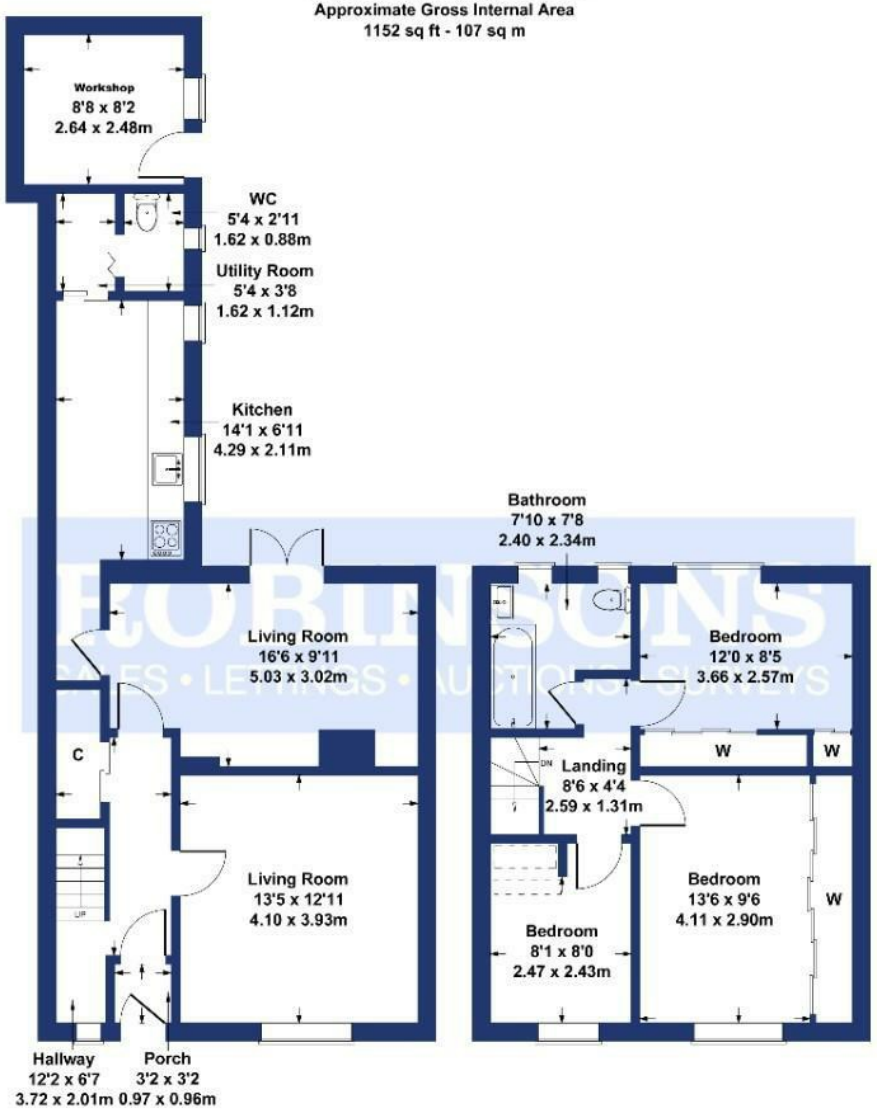






New Watling Street

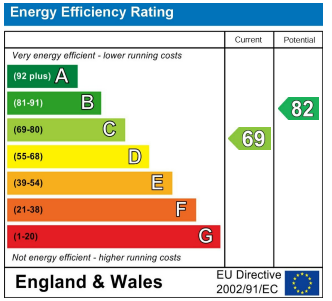
Approximate Gross Internal Area
1152 sq ft - 107 sq m



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



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@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

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