



Finchdale Terrace, DH3 3DL
2 Bed - House - End Terrace
£89,000

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**** NO CHAIN ** NEW SHOWER ROOM ** NEW BOILER ** RE-WIRED ** RE-DECORATED ** TWO BEDROOMS ** OFF-ROAD PARKING ****

We are delighted to present to the market this generously sized two-bedroom end of terrace property, located in Finchdale Terrace, Chester-Le-Street, with the added advantage of no onward chain. Ideally situated close to local amenities, public transport links, and well-regarded local schools. The property is also within walking distance of Chester-Le-Street Train Station and a short distance from Riverside Park and Durham University.

This charming family home, exuding a cosy cottage atmosphere, briefly comprises: Entrance hallway, a spacious lounge featuring a multi-fuel burner, and a kitchen. On the first floor, there are two double bedrooms, loft access via a ladder leading to a carpeted loft space equipped with power supply and lighting, and a newly fitted shower room. Externally, the property benefits from off-road parking to the rear.

Early viewings are highly recommended to fully appreciate the size and location of this property.



GROUND FLOOR

Entrance Lobby

Lounge
18'4" x 13'9" max (5.6 x 4.2 max)

Kitchen
8'2" x 8'2" (2.5 x 2.5)

FIRST FLOOR

Landing

Bedroom One
14'1" x 8'10" (4.3 x 2.7)

Bedroom Two
10'5" x 8'10" max (3.2 x 2.7 max)

Shower Room / WC
8'2" x 7'10" (2.5 x 2.4)

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)
Council Tax: Durham County Council, Band A - Approx. £1,621p.a
Energy Rating: C

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.





Finchdale Terrace

Approximate Gross Internal Area
657 sq ft - 61 sq m

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	69	84
EU Directive 2002/91/EC		



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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.