



Ropery Lane, Chester Le Street, DH3 3NN  
3 Bed - House - Detached  
£200,000

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This property is being sold on the open market.

\* Only those prepared for substantial renovation works should enquire \*

This distinctive three-bedroom detached property on Ropery Lane presents an exciting project for buyers interested in restoring a traditional brick-built home. Recently unoccupied, the house requires a full refurbishment, making it ideal for those ready to transform a property with character.

The ground floor includes an entrance porch, lounge, dining room, and kitchen, along with a separate entrance leading to a spacious office area and secure storage space. Upstairs, there are three bedrooms—two of which are generously sized—as well as a bathroom.

The property boasts extensive gardens and additional outbuildings, with a total site area of 527 square metres. The sale includes a right of way over the roadway, though parking on this roadway is not permitted. The purchaser will be required to create a private entrance in accordance with approved planning permission plans. There is a copy of the proposed entrance in the photographs. Planning application ref: DM/24/00208/FPA. Additionally, Japanese knotweed was present in two parts of the site; it is currently treated and comes with a 10-year warranty from the treatment provider.

Prospective buyers should be aware that Ropery Lane Cemetery remains in active use nearby, and residents will need to respect this adjoining purpose.

The property is offered with vacant possession on a freehold basis. Durham County Council will continue to maintain the private access road, with purchasers contributing an annual maintenance fee, adjusted annually in line with the Retail Price Index (RPI), for future repairs, except where private entrance access is implemented. Purchasers will need to install a new electric meter.

## GROUND FLOOR

### Porch

### Lounge

15'1" x 14'1" (4.6 x 4.3)

### Dining Room

16'4" x 15'1" into bay (5 x 4.6 into bay)

### Kitchen

12'5" x 11'9" (3.8 x 3.6)

### Side Porch

### Office

15'1" x 12'5" (4.6 x 3.8)

## FIRST FLOOR

### Landing

### Bedroom

16'4" x 15'1" into bay (5 x 4.6 into bay)

### Bedroom

15'8" x 14'1" (4.8 x 4.3)

### Bedroom

12'5" x 8'10" (3.8 x 2.7)

### Bathroom

8'10" x 5'6" (2.7 x 1.7)

## EXTERNALLY

### Outhouses

26'2" x 6'6" (8 x 2)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

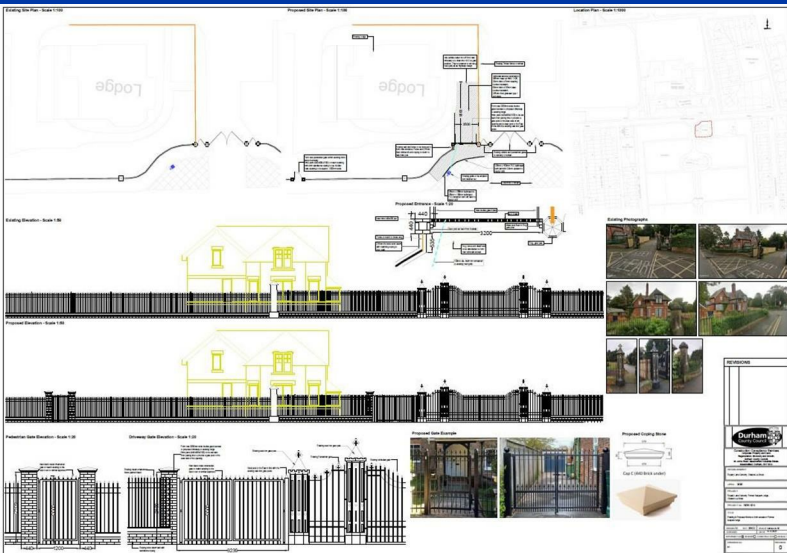
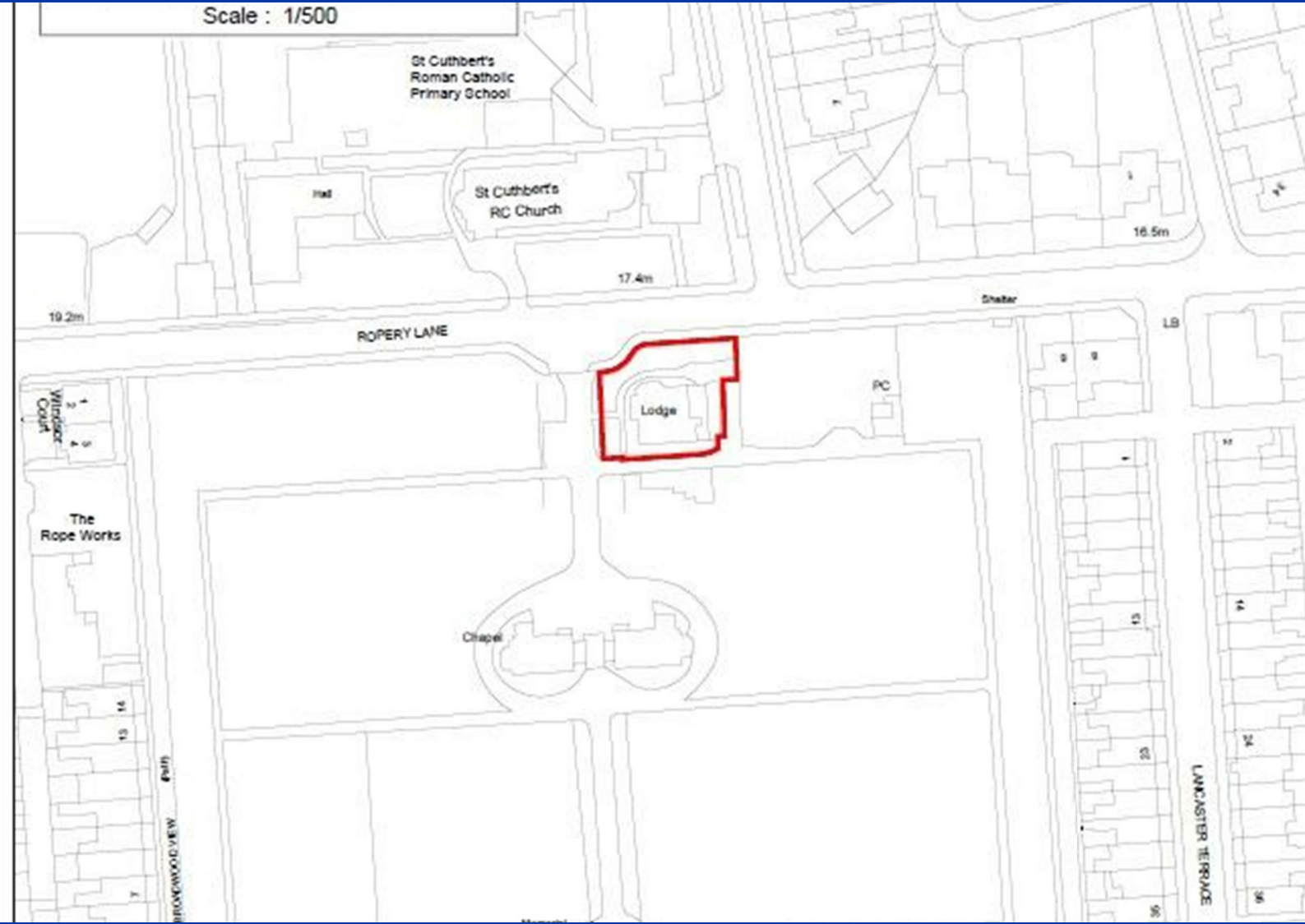
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: E

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.



Scale : 1/500





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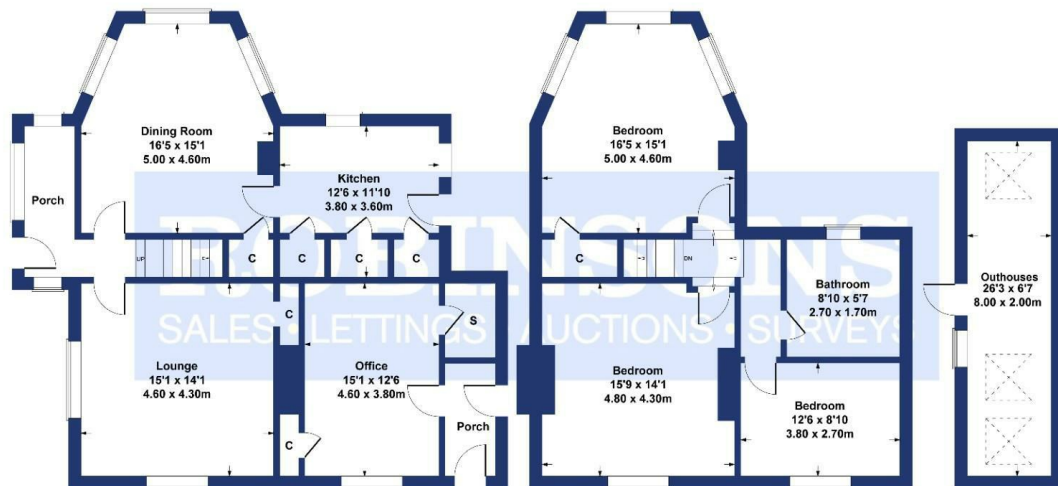
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Cemetery Lodge

Approximate Gross Internal Area  
1894 sq ft - 176 sq m



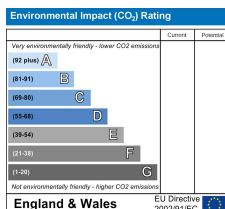
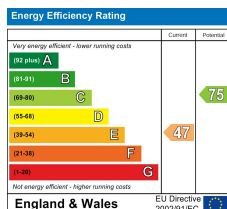
GROUND FLOOR

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. 2024



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