





Conyers, Nettlesworth, DH2 3PE

3 Bed - House - Semi-Detached

£120,000

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** Pleasantly Situated ** Enclosed Rear Garden ** Modern Kitchen and Bathroom ** Open Plan Lounge and Diner ** UPVC Double Glazing & GCH Via Combination Boiler ** Outskirts of Durham & Chester Le Street ** Early Viewing Advised **

The floor plan briefly comprises: entrance hallway, comfortable open lounge dining room and kitchen. The first floor has three bedrooms and bathroom. Outside there are front and rear gardens.

Nettlesworth is a small but well-connected village just a short drive from both Durham City and Chester-le-Street, offering an ideal base for commuters and families. Local schools are within easy reach, and regular bus services link the village to nearby towns. Chester-le-Street provides a mainline train station and a range of shops, supermarkets and leisure facilities, while Durham offers historic charm, a thriving university scene, and an abundance of cafés, restaurants and cultural attractions. The nearby A167 and A1(M) also make travel further afield straightforward. The Arnison Retail Park is also just a short drive away.

Entrance

Lounge/Diner

Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL
Outside there are front and rear gardens.

Agents Notes
Council Tax: Durham County Council, Band A
Tenure: Freehold
EPC
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.
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.






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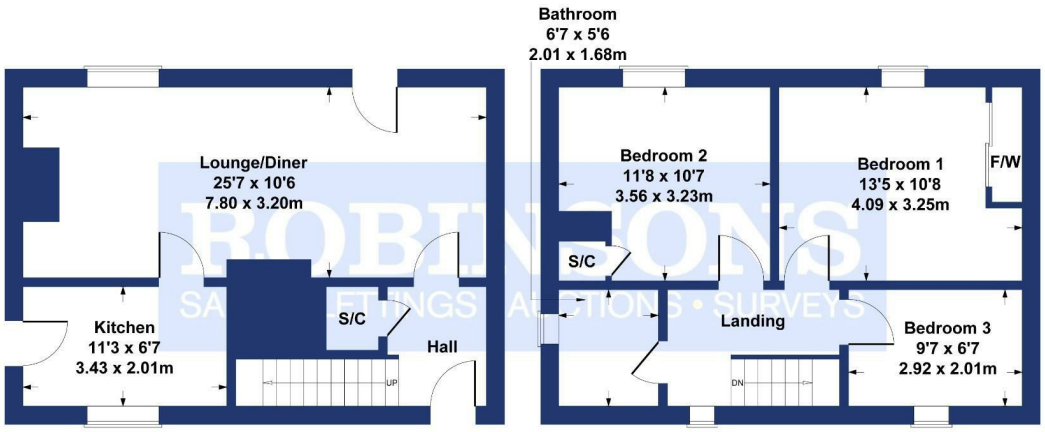
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Conyers Nettlesworth, Chester Le Street, DH2 3PE

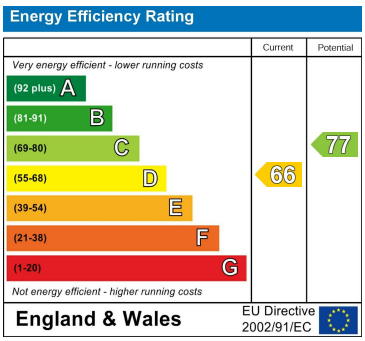
Approximate Gross Internal Area
900 sq ft - 84 sq m



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



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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