



St. Ives Gardens, Leadgate, DH8 7PQ  
3 Bed - House - Semi-Detached  
£130,000

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



# St. Ives Gardens

## Leadgate, DH8 7PQ

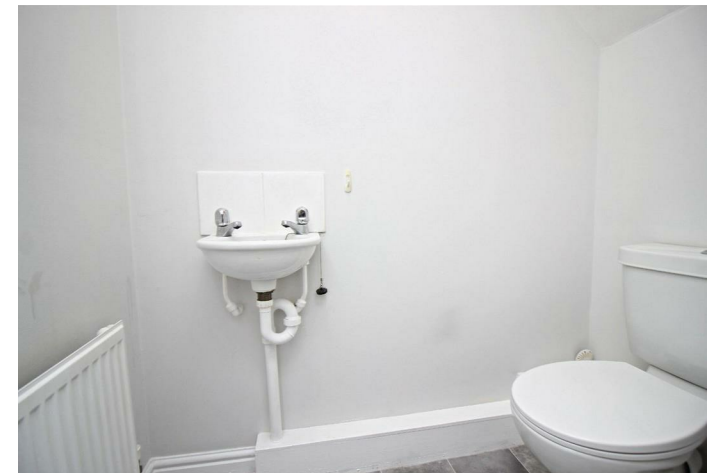
\* NO CHAIN \* WELL PRESENTED \* REFITTED KITCHEN \* RARELY AVAILABLE \*  
DRIVEWAY PARKING \* MODERN DEVELOPMENT \* DOWNSTAIRS WC \*

Offered for sale with no onward chain is this well presented and well maintained end-link home, occupying a pleasant position within a small and modern development. Rarely available, the property offers practical accommodation and should appeal to a variety of buyers.

The floorplan comprises an entrance hall, comfortable lounge, inner lobby and a downstairs WC, along with a good sized dining kitchen fitted with a refitted range of units and providing access to the rear garden. To the first floor there are three bedrooms and a bathroom fitted with a white suite.

Externally, the property has a small garden to the front. To the rear there is an enclosed garden, predominantly laid to lawn, offering a pleasant and practical outdoor space. There is also a driveway at the rear offering off-street car parking.

St Ives Gardens is situated within Ledgate, a village well placed for access to Consett, Stanley, Durham and Newcastle. The area offers local amenities, schools and everyday services nearby, with further shopping and leisure facilities available in Consett town centre. Good road links make commuting straightforward, while nearby countryside and walking routes add to the appeal for buyers seeking a balance of convenience and outdoor space.



















### AGENT'S NOTES

Council Tax: Durham County Council, Band B

Tenure: Freehold

epc: C

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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 – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – none known

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

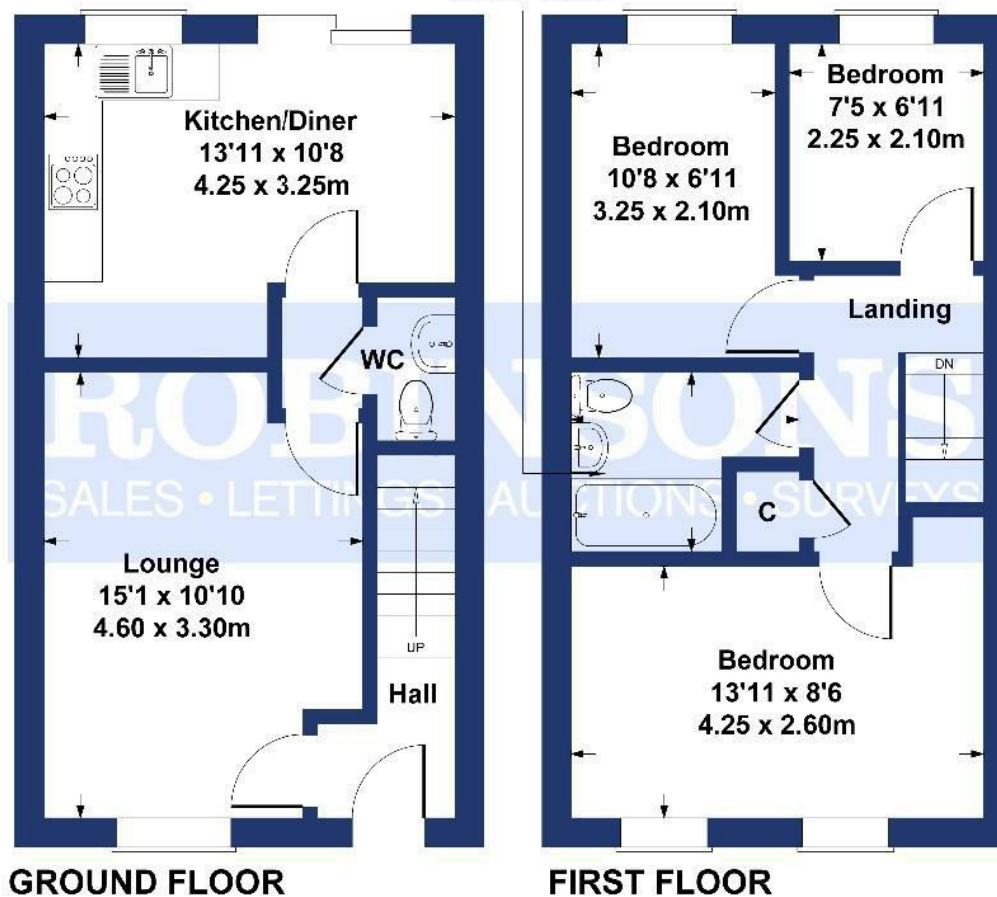
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

# St. Ives Gardens

Approximate Gross Internal Area  
732 sq ft - 68 sq m

Bathroom  
7'9 x 6'3  
2.35 x 1.90m



## 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>                          |         | <b>91</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>                            |         | <b>71</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.





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