



Baden Street, Chester Le Street Town Centre, DH3 3JQ
2 Bed - House - Mid Terrace
£99,950

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Baden Street

Chester Le Street Town Centre, DH3 3JQ

* BEAUTIFULLY PRESENTED * MUCH IMPROVED * NEW ROOF WITHIN THE LAST 5 YEARS * NEW FLAT ROOF WITHIN THE LAST 3 YEARS * BOTH WITH 10 YEAR GUARANTEES * TOWN CENTRE LOCATION * IDEAL FOR A VARIETY OF BUYERS *

Beautifully presented and much improved throughout, this attractive home is ideally positioned within Chester le Street town centre and offers ready-to-move-into accommodation which should appeal to a variety of buyers, including first-time purchasers, professionals and investors.

The property has been well maintained by the current owners and benefits from numerous improvements, including a new main roof within the last five years, a new flat roof within the last three years, both with the benefit of 10-year guarantees, together with replacement internal and external doors.

The floorplan comprises an entrance lobby, comfortable lounge and a spacious dining kitchen fitted with a range of units, providing an excellent space for everyday living and entertaining.

To the first floor there are two bedrooms, with the main bedroom being of particularly generous proportions, together with a family bathroom.

Externally, there is a pleasant enclosed rear yard providing useful outside space.

Baden Street occupies a highly convenient position within walking distance of Chester le Street town centre, where there is an excellent range of shops, supermarkets, cafés, restaurants and everyday amenities. The property is also close to well-regarded schools and the popular Riverside Park, offering attractive riverside walks, open green spaces, sports facilities and recreational areas.

Excellent transport links, including the A1(M), regular bus services and Chester le Street railway station, provide straightforward access to Durham, Newcastle and surrounding areas, making this a particularly convenient and desirable location.











GROUND FLOOR

Entrance Lobby

Lounge

15'1" x 14'5" (4.6 x 4.4)

Dining Kitchen

15'1" x 9'10" (4.6 x 3)

FIRST FLOOR

Landing

Bedroom

14'5" x 11'9" (4.4 x 3.6)

Bedroom

9'10" x 8'10" (3 x 2.7)

Bathroom

6'6" x 5'10" (2 x 1.8)

AGENT'S NOTES

Council Tax: Durham County Council, Band A

Tenure: Freehold

EPC To Follow

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 – The Vendor is 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 – no

Probate – N/A

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 – extended

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.

Baden Street

Approximate Gross Internal Area
743 sq ft - 69 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

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		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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