Thirlmere Avenue, Garden Farm, DH2 3ED
2 Bed - Bungalow - Semi Detached
£215,000

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Thirlmere Avenue
Garden Farm, DH2 3ED

* NO CHAIN * BEAUTIFULLY REFURBISHED * EXTENDED * RE-MODELLED FLOORPLAN * NEW FLOORINGS * MODERN BATHROOM * GARDEN ROOM * GARAGE WITH UTILITY AREA * OFF-STREET PARKING * CUL DE SAC *

This beautifully refurbished and extended home on Thirlmere Avenue, Chester le Street, has been thoughtfully re-modelled and is ready to move straight into. The property benefits from a brand new kitchen, new floorings, and a modern bathroom suite, with the re-modelled floorplan creating a home that feels fresh, practical and comfortable.

The floorplan comprises an entrance porch leading into an inner lobby, a spacious lounge with a bay window allowing ample natural light, two bedrooms and a modern bathroom. The highlight of the home is the gorgeous open plan kitchen and garden room to the rear, a fantastic space for everyday living and entertaining, which also provides access into the large garage and garden. The garage benefits from easy access doors to the front, a door to the rear, and incorporates a useful utility area.

Externally, the property occupies a pleasant cul de sac position and benefits from off-street car parking to the front. To the rear there is a good sized garden with a nice aspect, kept low maintenance and complete with a large shed offering excellent storage.

Thirlmere Avenue sits within a popular residential area of Chester le Street, convenient for a range of local amenities, shops and everyday services in the town centre. The area is well served by local schools and benefits from easy access to the A167 and A1(M), making it an excellent base for commuting to Durham, Newcastle and the wider region. Chester le Street railway station is also close by, providing regular services along the East Coast Main Line.

Entrance Porch

Inner Lobby

Lounge
18'4" x 12'9" (5.6 x 3.9)

Bedroom
10'2" x 8'2" (3.1 x 2.5)

Inner Hall

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

Bathroom
8'2" x 6'2" (2.5 x 1.9)

Kitchen
11'1" x 10'9" (3.4 x 3.3)

Garden Room
11'9" x 10'9" (3.6 x 3.3)

Garage
21'11" x 7'10" (6.7 x 2.4)

AGENT'S NOTES
Council Tax: Durham County Council, Band B
Tenure: Freehold

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 – no
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 – None known
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.

Thirlmere Avenue

Approximate Gross Internal Area
1098 sq ft - 102 sq m

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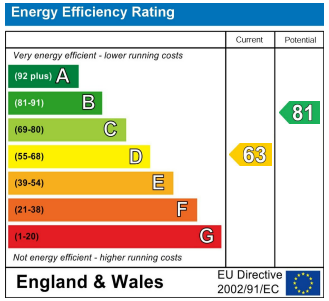
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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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