Hambledon Avenue, DH2 3BG
3 Bed - House - Terraced
£135,000

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Hambledon Avenue
, DH2 3BG

* NO CHAIN * BEAUTIFULLY PRESENTED AND RECENTLY REFURBISHED * NEW KITCHEN * NEW FLOORINGS * UPGRADED ELECTRICS * MODERN SHOWER ROOM * READY FOR IMMEDIATE OCCUPATION * BLINDS INCLUDED *

Offered for sale with no onward chain, this beautifully presented and recently refurbished home is ready for immediate occupation and should appeal to a wide variety of buyers, including first-time buyers, families and investors. The property has undergone a programme of improvement including a superb new kitchen, new flooring, and upgraded electrics, all complemented by well-proportioned accommodation throughout.

A particular feature of the property, and one which sets it apart from many similar homes in the area, is the altered layout incorporating an archway between the lounge and the spacious dining kitchen. This creates a more open feel while retaining defined living spaces and improves the overall flow of the accommodation.

The floorplan comprises a welcoming entrance hallway, comfortable lounge and a spacious dining kitchen fitted with a stylish new range of units, providing an excellent space for everyday living and entertaining. To the first floor there are three good sized bedrooms, a shower room/WC.

Externally, the property enjoys a front courtyard with a pleasant outlook across open greenery. To the rear is an enclosed garden with a useful outhouse, offering a good degree of privacy and practical outdoor space.

Hambledon Avenue occupies a convenient position within Chester le Street, close to a wide range of shops, supermarkets, cafés and everyday amenities. The property is also within easy reach of well-regarded primary and secondary schools, making it an excellent choice for families. Chester le Street town centre, Riverside Park and Emirates Riverside Cricket Ground are all nearby, while excellent transport links via the A1(M), local bus routes and Chester le Street railway station provide straightforward access to Durham, Newcastle and surrounding areas.

GROUND FLOOR

Hallway

Living Room
13'8" x 13'1" (4.17 x 4.01)

Dining Kitchen
20'4" x 9'6" (6.2 x 2.9)

FIRST FLOOR

Landing

Bedroom 1
13'1" x 12'2" (4.01 x 3.71)

Bedroom 2
12'2" x 9'6" (3.71 x 2.92)

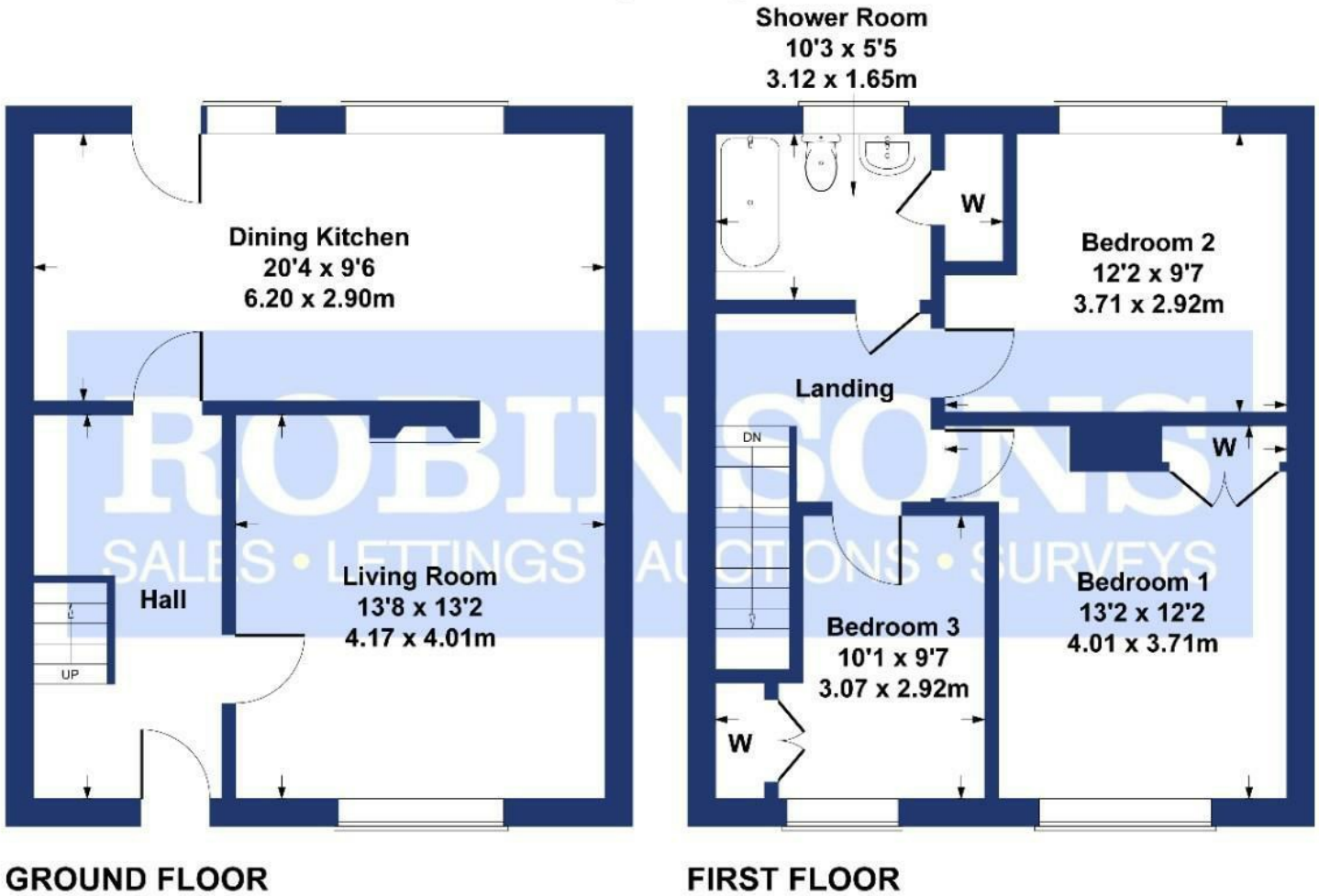
Bedroom 3
10'0" x 9'6" (3.07 x 2.92)

Shower Room
10'2" x 5'4" (3.12 x 1.65)

AGENT'S NOTES
Council Tax: Durham County Council, Band A
Tenure: Freehold
EPC - C
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.
Accessibility/Adaptations – Archway from lounge to dining area.
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.

Hambledon Avenue

Approximate Gross Internal Area
969 sq ft - 90 sq m



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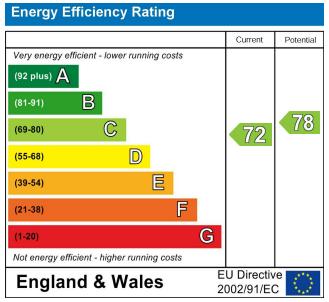

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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