



Fines Park, Annfield Plain, DH9 8QY
3 Bed - House - End Terrace
O.I.R.O £115,000

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Fines Park Annfield Plain, DH9 8QY

* RARELY AVAILABLE END LINK HOME WITH GARAGE AND DRIVEWAY * NICE OUTLOOK TO FRONT OVER GREENERY * DOWNSTAIRS WC * THREE WELL-PROPORTIONED BEDROOMS * LARGE KITCHEN AND DINING ROOM * POPULAR LOCATION *

Offered to the market is this rarely available three-bedroom end-link home with driveway and garage.

Situated in a traditionally popular development, the property enjoys a lovely outlook to the front over greenery and should appeal to a wide variety of buyers.

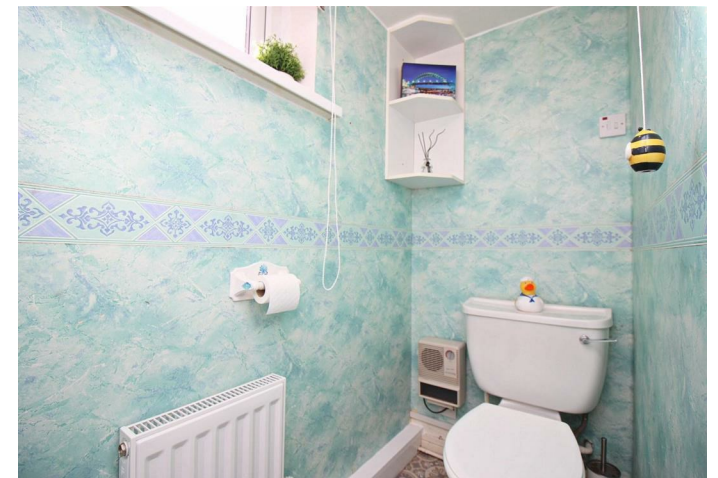
The internal floorplan comprises: entrance hallway, spacious lounge, large kitchen and dining room, rear lobby with storage, and a downstairs WC.

To the first floor, all three bedrooms are well-proportioned with ample storage, and there is also a family bathroom/WC.

Externally, the rear of the property features an enclosed, low-maintenance garden with gated access, leading to an attached garage and additional parking. To the front, there is a lawned garden with a pleasant outlook onto open greenery.

Fines Park is a well-regarded development within Annfield Plain, offering easy access to a range of local shops, schools, and amenities. The area is well-connected for commuters, with the nearby A693 providing convenient links to Stanley, Chester-le-Street, the A1(M), Consett, and Tyneside. Chester-le-Street offers mainline rail services for those needing to travel further afield, while nearby Stanley provides additional supermarkets, leisure facilities, and restaurants.

The property is also well placed for accessing open countryside and walking routes, making it ideal for those who appreciate a balance between convenience and outdoor space.













GROUND FLOOR

Hall

Lounge

14'9" x 13'5" (4.5 x 4.1)

Dining Kitchen

17'0" x 11'5" (5.2 x 3.5)

Rear Lobby

Downstairs WC

FIRST FLOOR

Landing

Bedroom

13'9" x 8'10" (4.2 x 2.7)

Bedroom

10'2" x 9'10" (3.1 x 3)

Bedroom

9'6" x 7'10" (2.9 x 2.4)

Bathroom

6'10" x 6'10" (2.1 x 2.1)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 6 Mbps, Superfast 53 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



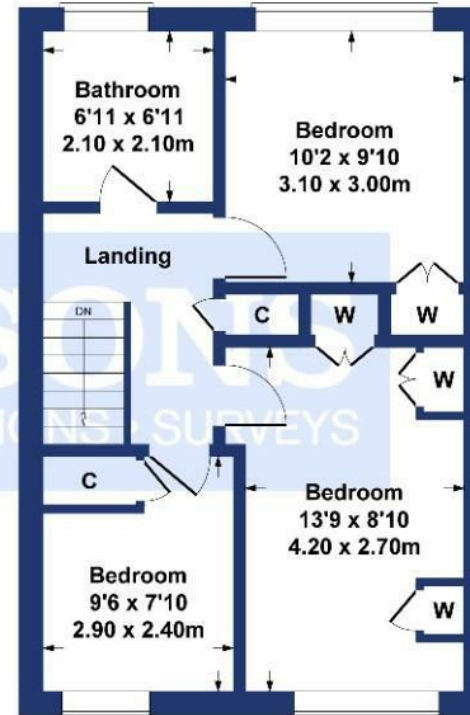
Fines Park

Approximate Gross Internal Area
990 sq ft - 92 sq m

WC
7'3 x 3'3
2.20 x 1.00m



GROUND FLOOR



FIRST FLOOR

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. 2025

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	65	80
	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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