



Second Avenue, Chester Le Street, DH2 2EG
2 Bed - House - Semi-Detached
£125,000

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Second Avenue Chester Le Street, DH2 2EG

* NO CHAIN * WELL PRESENTED AND MAINTAINED * EXTENDED * LARGE REAR GARDEN
* DETACHED GARAGE * GARDEN ROOM * ROOF REPLACED 5/6 YEARS AGO * GATED ACCESS *

Offered to the market with the benefit of immediate vacant possession, this well-located, maintained, and presented extended home is sure to meet the needs of a wide variety of potential buyers. The property features a large rear garden offering a good degree of privacy, as well as a detached garage. Early viewing is strongly recommended.

Internally, the floor plan comprises an entrance lobby, a comfortable lounge that is open plan into the dining and attractive kitchen area, and a garden room. On the first floor, there are two double bedrooms and a modern bathroom suite.

Externally, the property boasts a garden to the front and an enclosed garden to the rear with a variety of shrubbery and plants, as well as a patio area. Additionally, there is a detached garage and a shared driveway accessed via re-fitted, high-quality gates.

Second Avenue is located within easy access to Chester Le Street town centre, which offers a good range of amenities, schools, recreational facilities, and major motoring links via bus, rail, and road. Further benefits of the property include UPVC double glazing and gas-fired central heating.











GROUND FLOOR

Entrance Lobby

Lounge

14'9" x 12'1" (4.5 x 3.7)

Dining Kitchen

18'0" x 10'9" (5.5 x 3.3)

Garden Room

9'2" x 7'2" (2.8 x 2.2)

FIRST FLOOR

Landing

Bedroom One

14'9" x 11'9" (4.5 x 3.6)

Bedroom Two

11'5" x 10'9" max (3.5 x 3.3 max)

Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

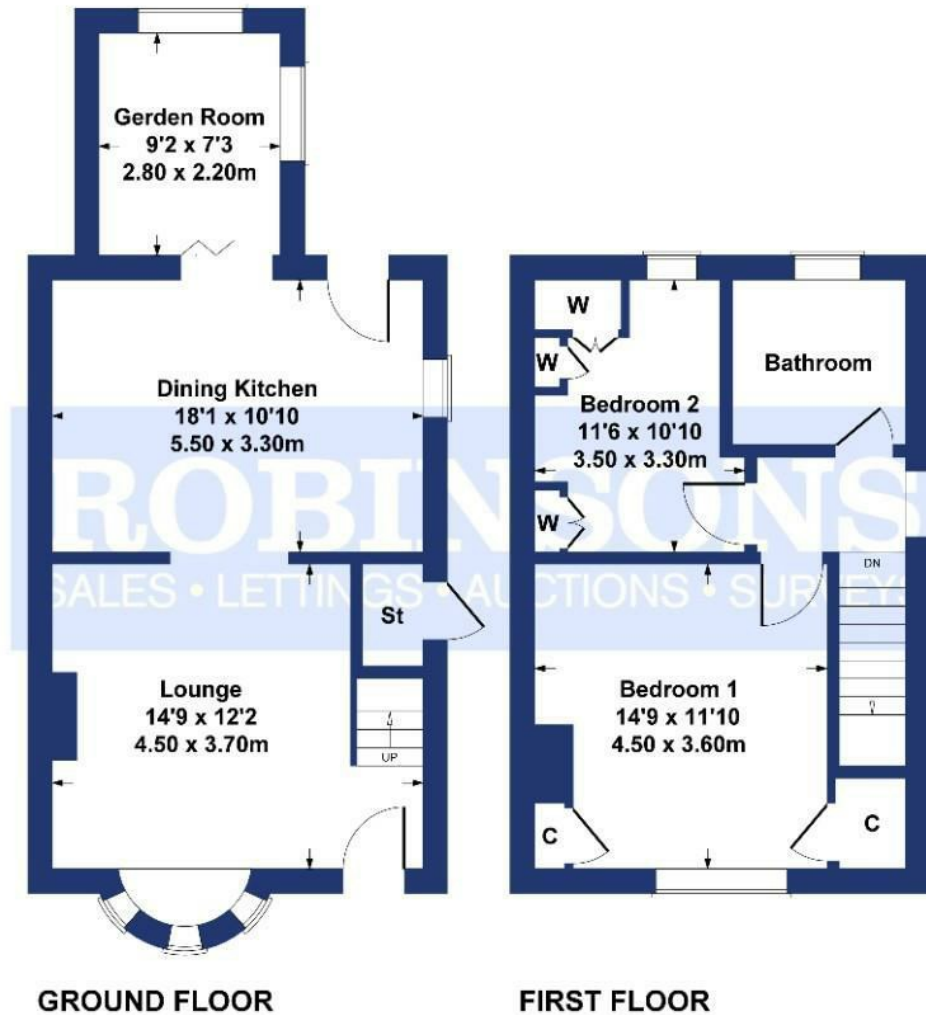
Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

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.

Second Avenue

Approximate Gross Internal Area
764 sq ft - 71 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div>80</div> <div>65</div>
(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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