



Ambleside Court, Chester Le Street, DH3 2EB
2 Bed - House - Detached
£145,000

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Ambleside Court Chester Le Street, DH3 2EB

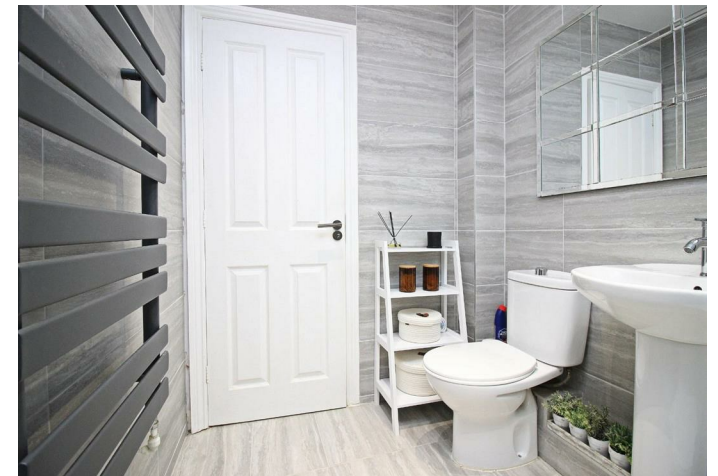
Superbly well-presented throughout, this much-improved detached coach house is situated in the sought-after Ambleside Court, offering an attractive and convenient setting. This unique style of property features living accommodation on the upper floor, including a spacious lounge with two Juliet-style balconies, creating a bright and inviting space. The modern, stylish kitchen and contemporary shower room are both finished to a high standard. The master bedroom includes ample built-in storage, while the second bedroom provides additional versatility.

On the ground floor, the property benefits from a private garage/store and a large utility area, both of which offer excellent potential for conversion, subject to necessary permissions. This flexibility adds to the appeal, making the property adaptable to a variety of needs.

Externally, the property offers gated access to two parking spaces at the side, which the vendor has thoughtfully transformed into a pleasant seating area, ideal for outdoor relaxation but still usable for parking if required. As a coach house, the living areas are situated above the garages, two of which belong to neighbouring properties. This layout provides a unique aspect to the lounge and ensures no shared living walls with other homes.

Ambleside Court is in Chester-le-Street, a thriving County Durham town with excellent transport links. The A1(M) provides access to Newcastle, Durham, and Sunderland, while the railway station offers regional and national connections, including direct routes to both Newcastle and Durham. The town has a variety of amenities such as supermarkets, independent shops, cafes, and restaurants. Families will value the range of highly regarded schools. Leisure options include the scenic riverside park, Chester-le-Street Cricket Club, and the historic Lumley Castle. Nearby countryside offers scenic walks, outdoor activities, and a chance to enjoy its wildlife and beauty.

Early viewing is a must on this beautiful home.











GROUND FLOOR

Entrance Hallway

Garage / Store

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

Utility

11'5" x 7'10" (3.5 x 2.4)

FIRST FLOOR

Landing

Lounge / Dining Area

19'8" x 11'5" (6 x 3.5)

Kitchen

7'6" x 5'10" (2.3 x 1.8)

Shower Room / WC

7'6" x 5'10" (2.3 x 1.8)

Bedroom

9'10" x 9'6" (3 x 2.9)

Bedroom

7'2" x 6'10" (2.2 x 2.1)

EXTERNALLY

Parking / Seating Area

22'3" x 18'8" (6.8 x 5.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating, boiler approx 2.5 years old as of Nov 2024

Broadband: Basic 7 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

Energy Rating: C

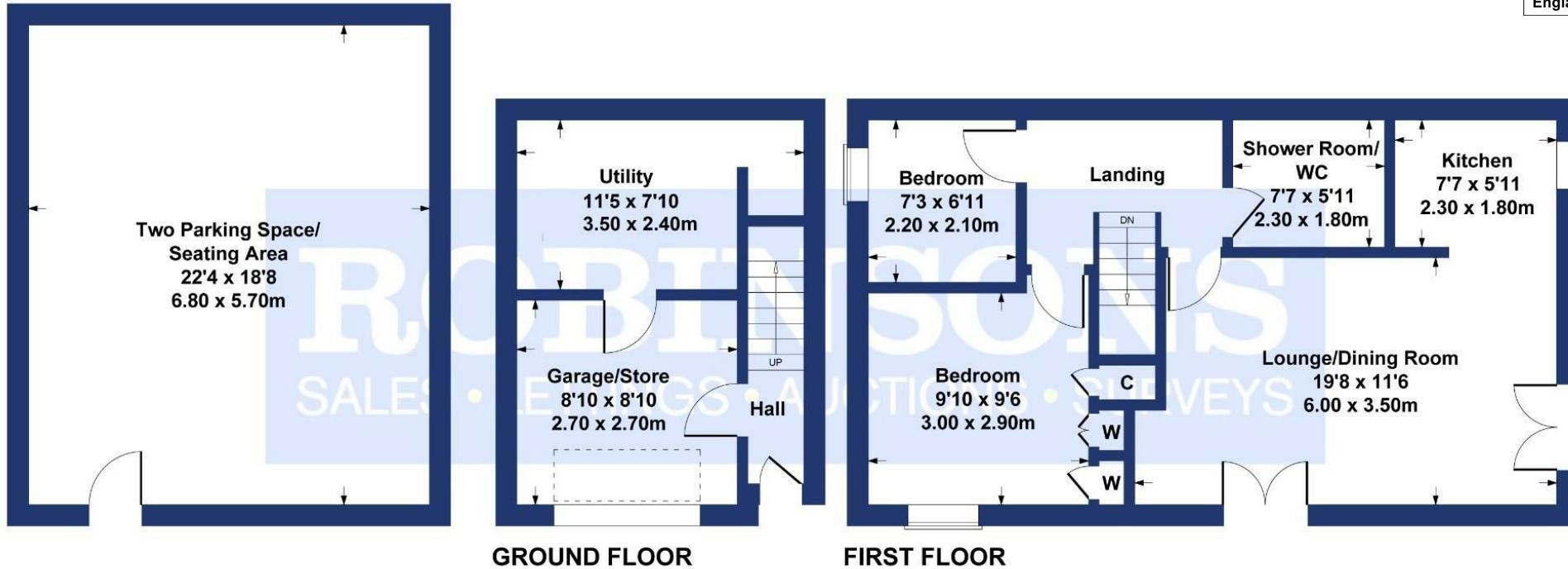
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Ambleside Court

Approximate Gross Internal Area
1227 sq ft - 114 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C	74	74
(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	



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

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.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

