

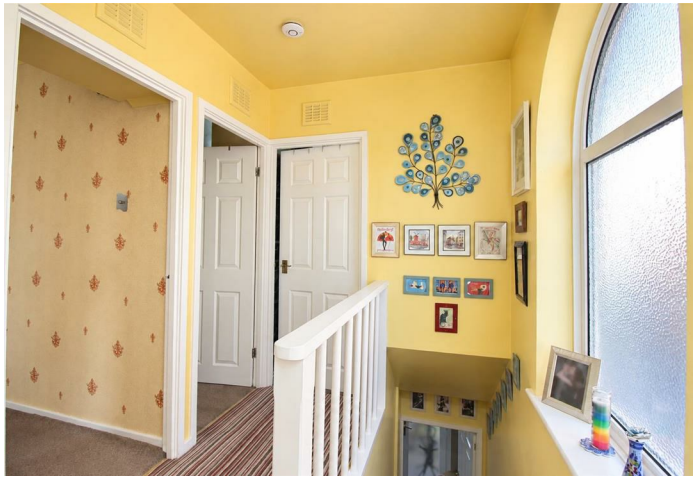
Lombard Drive, North Lodge, DH3 4BD
3 Bed - House - Semi-Detached
£250,000

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Lombard Drive
North Lodge, DH3 4BD







* POTENTIAL TO BE SOLD WITH NO ONWARD CHAIN * MUCH IMPROVED * GORGEOUS MODERN KITCHEN AND SHOWER ROOM * PRIVATE, SOUTH FACING REAR GARDEN * LARGE UTILITY ROOM * GARAGE AND AMPLE DRIVEWAY PARKING * HIGHLY SOUGHT AFTER LOCATION * A MUST VIEW *

Situated within the traditionally very sought-after Lombard Drive is this much improved three bedroom family home. Beautifully presented and benefitting from a gorgeous modern kitchen and shower room, generous parking and a private rear garden, the property should appeal to a variety of buyers, particularly families. There is also potential for the property to be sold with no onward chain.

The floorplan comprises an entrance porch leading into a spacious and inviting lounge, followed by an excellent dining kitchen fitted with an attractive range of modern units and providing ample space for family dining. Doors open directly onto the private rear garden, while a particularly useful large utility room completes the ground floor accommodation.

To the first floor there are three bedrooms together with a stylish modern family shower room.

Externally, there is a garden to the front together with a driveway providing ample off-street parking and access to the garage. To the rear is a pleasant enclosed garden which enjoys a good degree of privacy, creating an excellent outdoor space for families, entertaining and relaxing.

Lombard Drive forms part of an established and particularly popular residential development with a single point of vehicular access, giving the estate a more tucked-away residential feel. The property is conveniently placed for well-regarded local schools and Chester le Street town centre, with its excellent range of shops, supermarkets, leisure facilities and railway station. The location is also particularly convenient for commuters, with easy access to the A1(M) providing excellent connections to Durham, Newcastle, Gateshead and beyond. Nearby parks, countryside and walking routes further enhance the appeal.

























GROUND FLOOR

Porch

Lounge
18'0" x 14'9" (5.5 x 4.5)

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

Utility
10'9" x 7'2" (3.3 x 2.2)

Garage
14'9" x 7'6" (4.5 x 2.3)

FIRST FLOOR

Landing

Bedroom
12'1" x 10'2" (3.7 x 3.1)

Bedroom
10'9" x 9'6" (3.3 x 2.9)

Bedroom
9'6" x 6'2" (2.9 x 1.9)

Shower Room
8'2" x 5'2" (2.5 x 1.6)

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



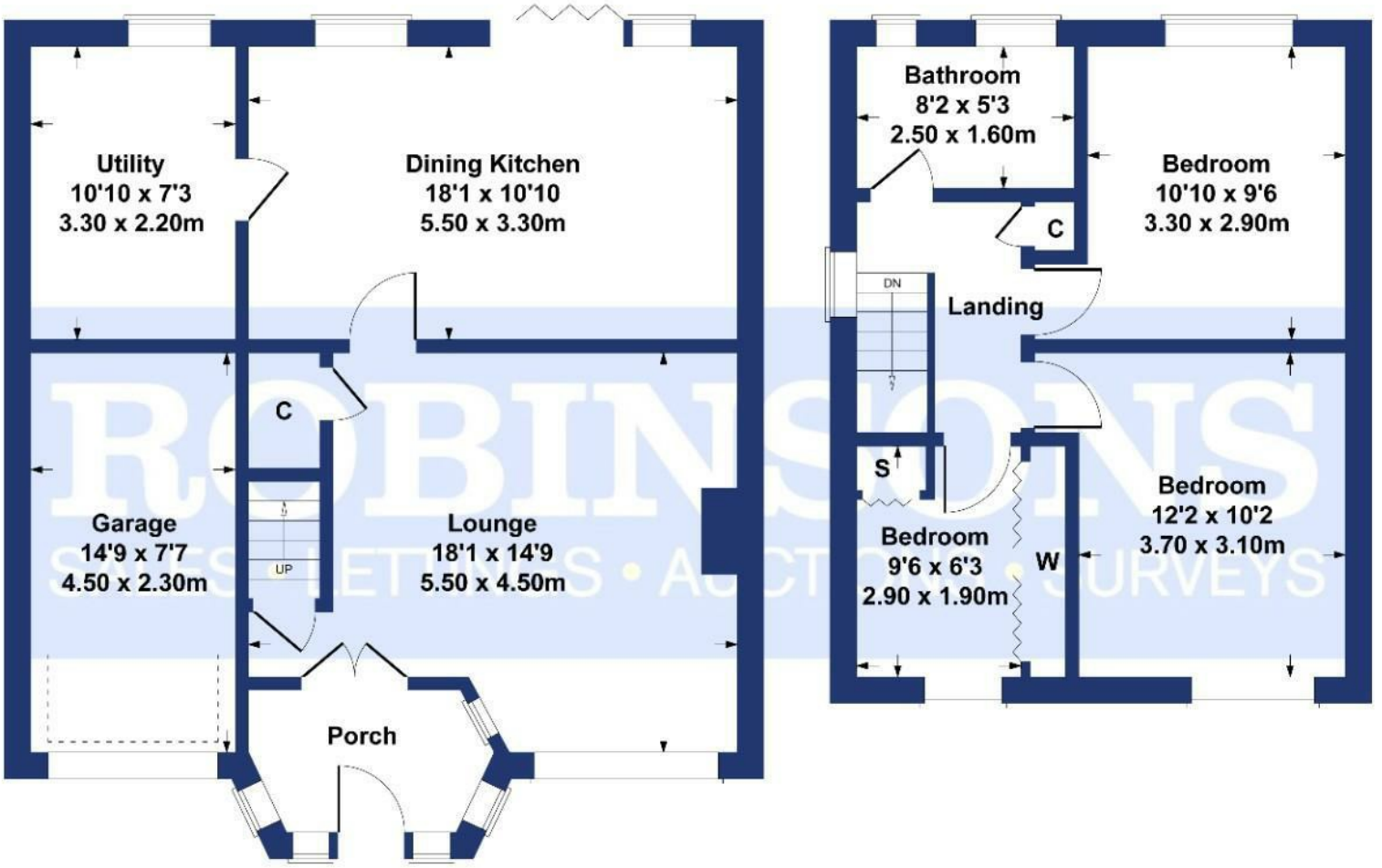






Lombard Drive

Approximate Gross Internal Area
1119 sq ft - 104 sq m

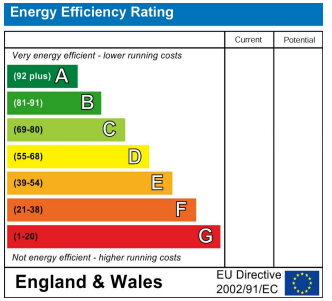


GROUND FLOOR **FIRST FLOOR**

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. 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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