



**Park Road South, Chester Le Street, DH3 3LT**  
**4 Bed - House - Semi-Detached**  
**£310,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Park Road South Chester Le Street, DH3 3LT

**\*\* REDUCED \*\*** An excellent opportunity to purchase this rarely available, extended family home which is wonderfully presented throughout and located in a prime location within Chester le Street. Oozing with charm and character, such as walk-in bow windows, this home is sure to impress, and early viewing comes advised.

Park Road South is an established street conveniently situated within walking distance of the range of shops and facilities in Chester le Street town centre. Chester le Street is a town in County Durham and is located 11 miles south of Newcastle and 7 miles north of Durham. There are a wide range of shops, schools and amenities within easy reach along with scenic walks.

The internal floorplan comprises of: entrance hallway, comfortable lounge, stunning family kitchen and dining room with gorgeous wall and base units, centre island, and French doors to rear garden, useful utility room, downstairs WC, and a garage / store.

The first floor is equally impressive with four well proportioned bedrooms, a bathroom, and separate shower room.

Externally, there is a garden and driveway to the front. Located at the rear is a large, flat, predominately laid to lawn garden that should prove ideal for those with children or enjoy entertaining.

Early viewing is a must on what should be a highly popular home.













## GROUND FLOOR

### Hallway

### Downstairs WC

### Lounge

13'3" x 12'7" (4.06 x 3.85)

### Dining Area

12'9" x 12'8" (3.91 x 3.87)

### Kitchen Area

15'6" x 10'4" (4.74 x 3.16)

### Utility Room

### Garage / Store

7'9" x 7'7" (2.38 x 2.33)

## FIRST FLOOR

### Landing

### Bedroom

13'6" x 11'2" (4.13 x 3.41)

### Bedroom

11'2" x 11'2" (3.41 x 3.41)

### Bedroom

7'6" x 7'5" (2.29 x 2.28)

### Bedroom

14'1" x 7'5" (4.30 x 2.28)

### Family Bathroom

### Shower Room

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 49 Mbps

Mobile Signal/Coverage: Good/Average/Poor

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,203pa

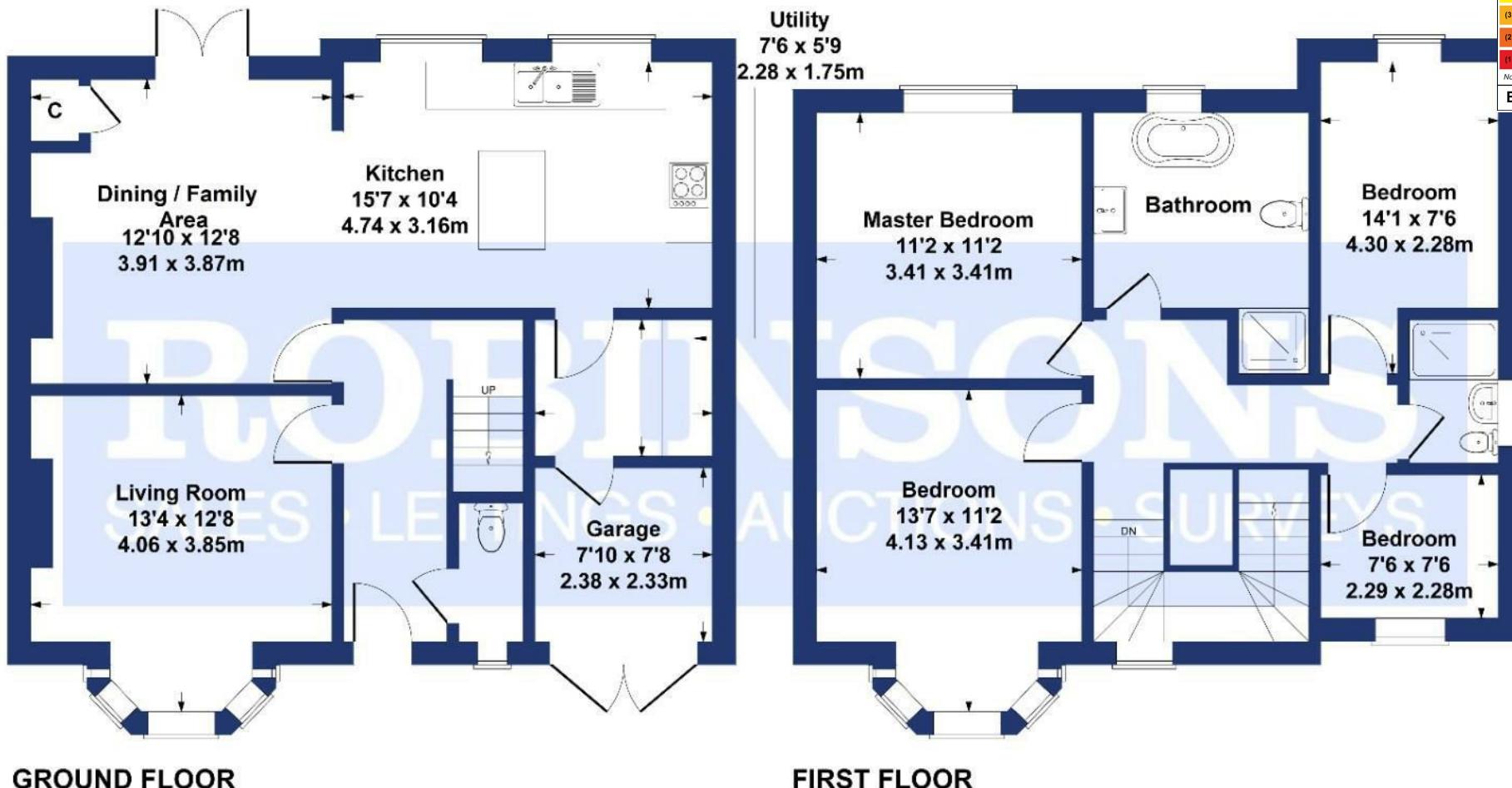
Energy Rating: C

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.



# Park Road South

Approximate Gross Internal Area  
1367 sq ft - 127 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. 2023

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			
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.



45 Front Street, Chester Le Street, DH3 3BH  
Tel: 0191 387 3000  
[info@robinsonscis.co.uk](mailto:info@robinsonscis.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)



FINE & COUNTRY  
[fineandcountry.com](http://fineandcountry.com)

mortgage  
CHOICE  
from Robinsons