



Wear Lodge, Chester Le Street, DH3 4AP  
3 Bed - House - Semi-Detached  
£210,000

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# Wear Lodge

## Chester Le Street, DH3 4AP

\* NO CHAIN \* FANTASTIC POSITION IN SOUGHT-AFTER AREA \* VERY SPACIOUS \*  
DOWNSTAIRS WC / UTILITY ROOM \* PLEASANT REAR GARDEN \* RARELY AVAILABLE \*

Offered to the market with the benefit of immediate vacant possession is this well-positioned three-bedroom semi-detached family home, located in a highly regarded and traditionally sought-after part of Chester-le-Street. The property offers excellent potential and generous living space throughout.

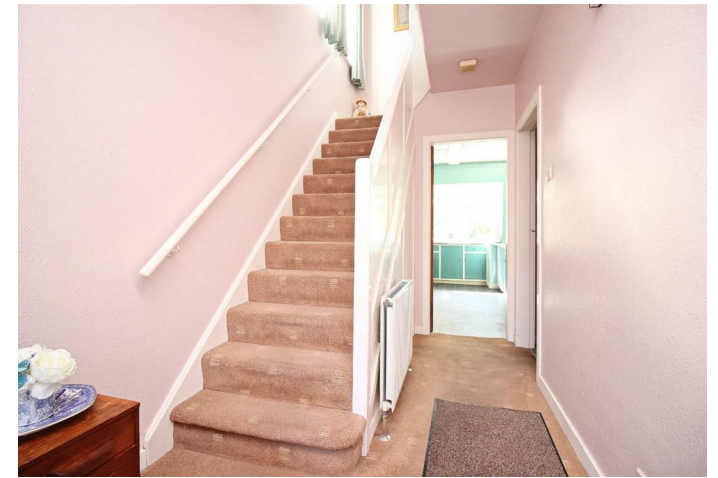
Wear Lodge is ideally situated close to Chester-le-Street's town centre, where you'll find a wide range of shops, cafés, and amenities. The train station provides direct links to Newcastle, Durham and beyond, making it perfect for commuters. Families will also appreciate the proximity to well-regarded local schools, riverside walks, and green open spaces including Riverside Park.

The floorplan comprises: entrance hallway, a large lounge with walk-in bay window and double doors to the dining room, which also features French doors opening onto the rear garden, a separate kitchen, a rear lobby giving access to the integral garage, and a useful downstairs WC/utility room.

To the first floor are two generously sized double bedrooms, a good-sized single bedroom, and a spacious bathroom with separate shower cubicle.

Externally, the property features a front garden with driveway providing off-street parking, an integral garage with electric door, and a well-sized, pleasant rear garden offering privacy and outdoor potential.

Early viewing comes strongly recommended.











## GROUND FLOOR

### Hallway

### Lounge

14'1" x 12'9" (4.3 x 3.9)

### Dining Room

11'9" x 9'10" (3.6 x 3)

### Kitchen

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

### Rear Lobby

### Utility / WC

8'2" x 4'7" (2.5 x 1.4)

### Garage

15'5" x 8'2" (4.7 x 2.5)

## FIRST FLOOR

### Bedroom

12'1" x 11'1" (3.7 x 3.4)

### Bedroom

11'1" x 11'1" (3.4 x 3.4)

### Bedroom

8'10" x 7'10" (2.7 x 2.4)

### Bathroom

7'10" x 7'10" (2.4 x 2.4)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 49 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: EE, Vodafone, Three, O2 – likely Good

Tenure: Freehold

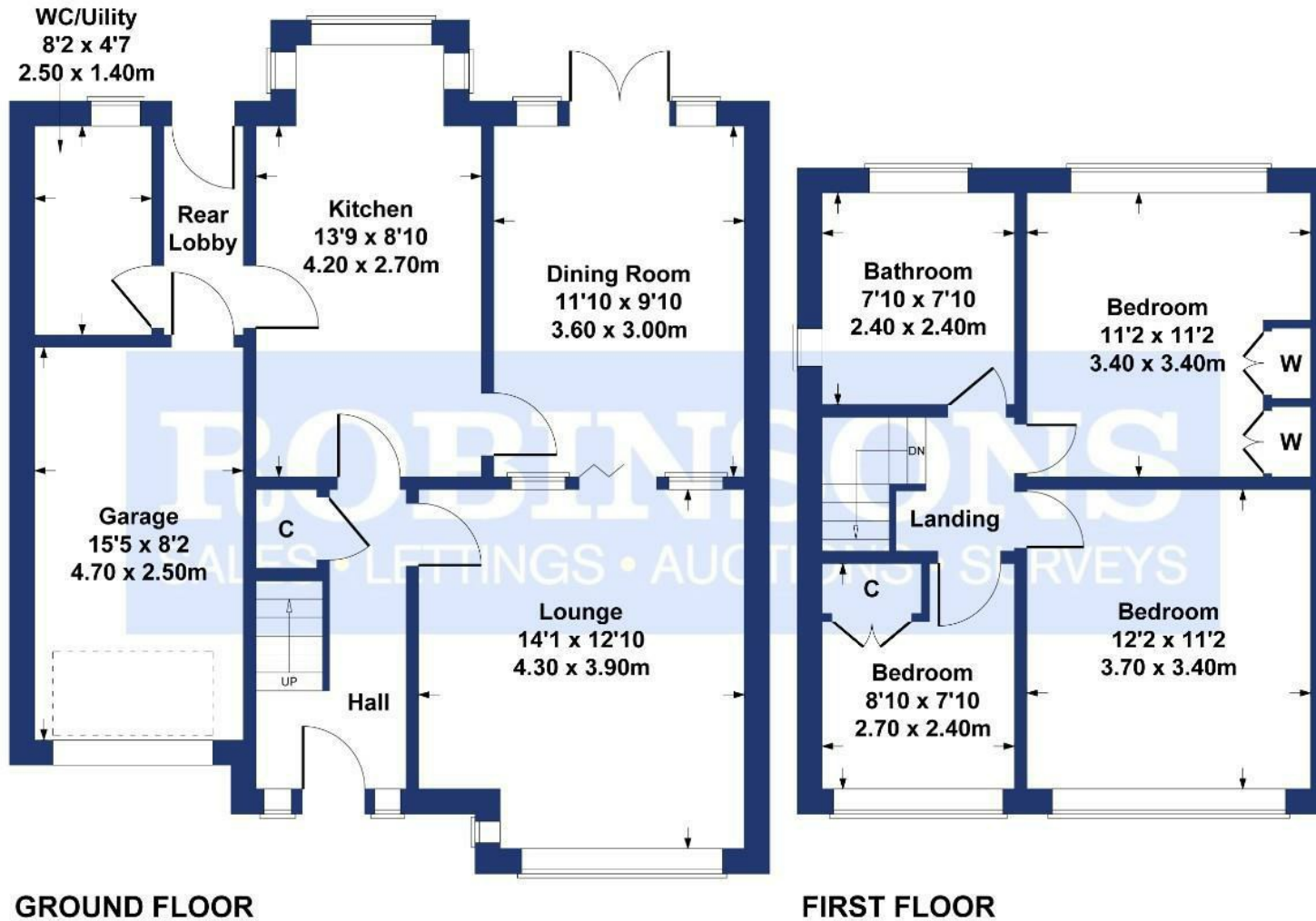
Council Tax: Durham County Council, Band C – Approx. £2,268 p.a

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.

# Wear Lodge

Approximate Gross Internal Area  
1195 sq ft - 111 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-58)	D		
(9-54)	E		
(2-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current: 64

Potential: 79

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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