



Rickleton Avenue, Chester Le Street, DH3 4AE
3 Bed - House - Detached
£260,000

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Rickleton Avenue

Chester Le Street, DH3 4AE

* NO CHAIN * EXTENDED * BEAUTIFULLY PRESENTED * DOUBLE DRIVEWAY * SEVERAL RECEPTION ROOMS * UTILITY AND DOWNSTAIRS WC * STUNNING BATHROOM SUITE * MASTER BEDROOM WITH EN SUITE * TRADITIONALLY POPULAR LOCATION * CLOSE TO RIVERSIDE PARK AND ROAD LINKS *

Offered for sale with no onward chain, this extended and beautifully presented home provides spacious, flexible accommodation and is ideal for family living. The property benefits from a double driveway, multiple reception rooms, a superb extended kitchen with large Velux window and French doors, and a high-quality bathroom suite.

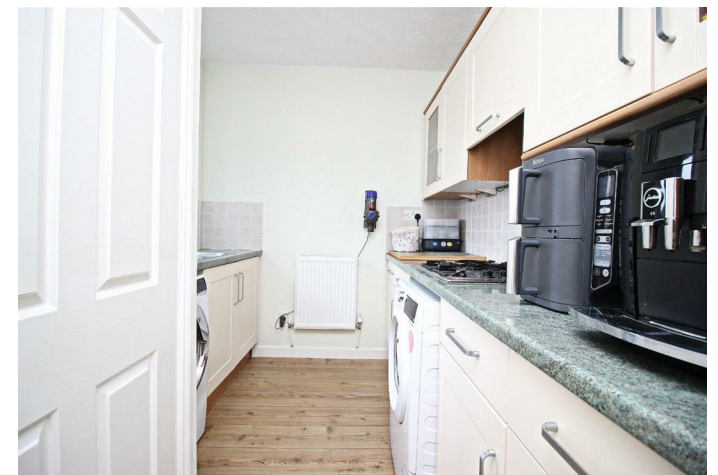
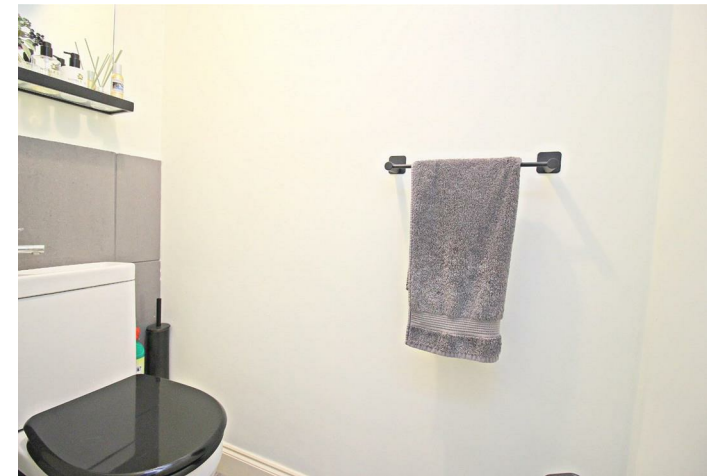
The floorplan comprises an entrance porch, comfortable lounge leading through to an open plan dining area and then into the kitchen, an additional reception room ideal for a study, playroom etc, a downstairs WC and a useful utility room.

To the first floor there are three bedrooms, the main bedroom benefiting from an en suite, along with a stunning family bathroom featuring a freestanding bath and separate shower.

Externally, the front offers driveway parking for two cars. To the rear is an enclosed garden with a raised decked patio, providing an excellent space for outdoor seating and entertaining.

Rickleton Avenue is located within a well-established and traditionally popular area of Chester le Street, particularly favoured for its proximity to Riverside Park, which offers riverside walks, green open spaces and recreational facilities.

The town centre is close by and provides a wide range of shops, supermarkets, cafés, restaurants and leisure amenities, along with a mainline railway station offering direct services to Durham, Newcastle and beyond. The area is also well placed for access to the A1(M), making it ideal for commuters, and benefits from good local schooling and regular bus services. This is a superb opportunity to purchase a spacious, well-presented home in a highly convenient and desirable location.













GROUND FLOOR

Porch

Lounge

20'11" x 10'9" (6.4 x 3.3)

Additional Reception Room

17'0" x 7'10" (5.2 x 2.4)

Dining Room

13'1" x 7'10" (4 x 2.4)

Utility

10'9" x 7'6" (3.3 x 2.3)

Downstairs WC

5'2" x 2'7" (1.6 x 0.8)

Kitchen

12'9" x 10'2" (3.9 x 3.1)

FIRST FLOOR

Landing

Bedroom

10'5" x 10'2" (3.2 x 3.1)

En-Suite

6'6" x 5'6" (2 x 1.7)

Bedroom

10'5" x 8'10" (3.2 x 2.7)

Bedroom

11'1" x 7'6" (3.4 x 2.3)

Bathroom

10'2" x 7'10" (3.1 x 2.4)

AGENT'S NOTES

Council Tax: Durham County Council, Band D

Tenure: Freehold

EPC Rating D

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are 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 – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

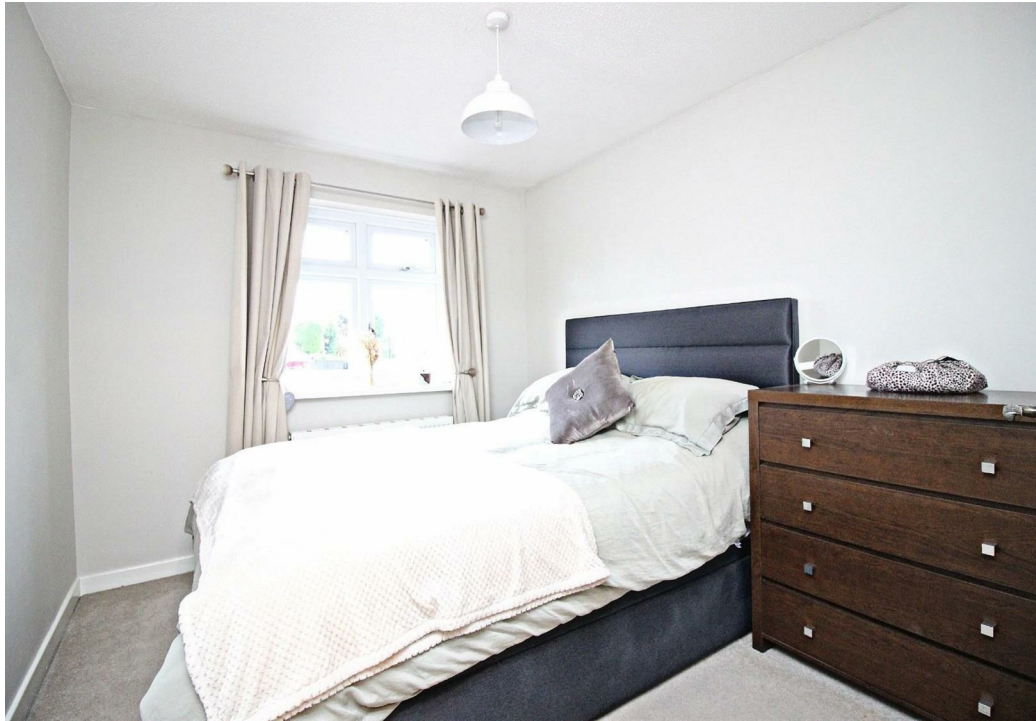
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – converted garage and an additional extension

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



GROUND FLOOR

Kitchen
12'10 x 10'2
3.90 x 3.10m

WC
5'3 x 2'7
1.60 x 0.80m

Utility
10'10 x 7'7
3.30 x 2.30m

Dining Room
13'1 x 7'10
4.00 x 2.40m

Lounge
21'0 x 10'10
6.40 x 3.30m

Additional Reception Room
17'1 x 7'10
5.20 x 2.40m

Porch

En-suite
6'7 x 5'7
2.00 x 1.70m

Bathroom/
Shower Room
10'2 x 7'10
3.10 x 2.40m

Bedroom
11'2 x 7'7
3.40 x 2.30m

Bedroom
10'2 x 8'10
3.20 x 2.70m

Bedroom
10'6 x 10'2
3.20 x 3.10m

UP

DOWN

C

W

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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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