



Pinewood Street, Fencehouses, DH4 6AY
2 Bed - House - Mid Terrace
£79,950

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Pinewood Street Fencehouses, DH4 6AY

* MUCH IMPROVED HOUSE * NEW COMBI BOILER APRIL 24 * ALTERED LAYOUT * TWO DOUBLE BEDROOMS * ATTRACTIVE KITCHEN AND BATHROOM * FUSE BOX 18 MONTHS OLD * DOWNSTAIRS WC / UTILITY ROOM *

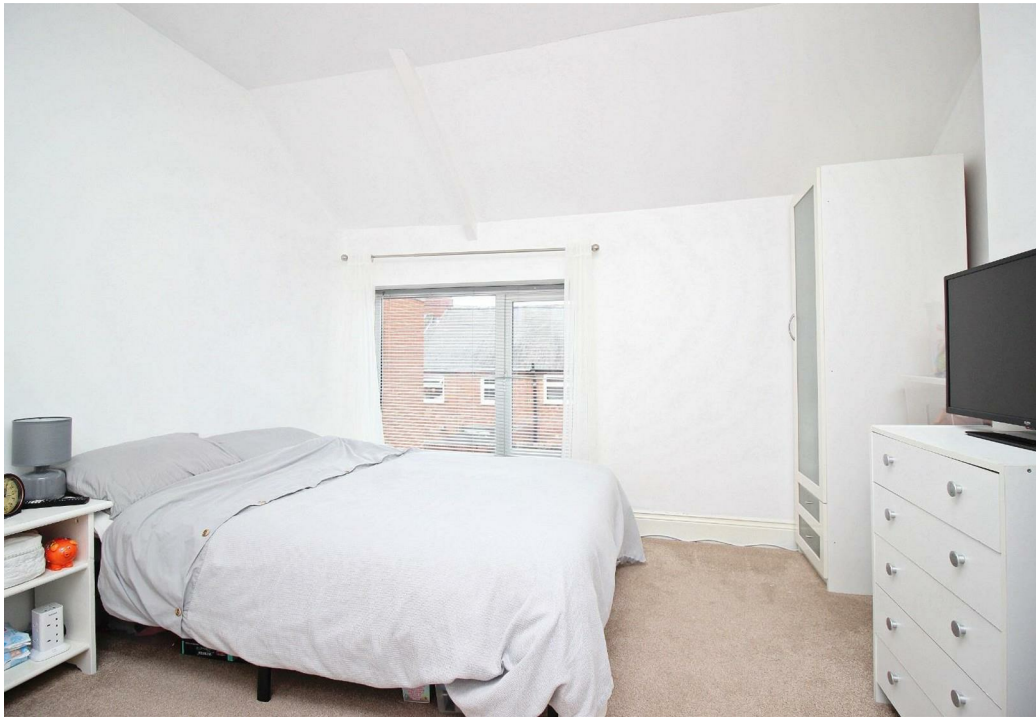
Offered to the market is this deceptively spacious, much improved terraced home, sure to suit the needs of a wide variety of potential purchasers. Having been much improved by our client, the home is presented to a high standard throughout, and early viewing is strongly advised.

The layout, which differs from many other homes in the area, comprises a large lounge, rear lobby, downstairs WC / utility room, and a spacious kitchen diner. On the first floor, there are two double bedrooms and a white suite bathroom. Externally, there is a yard with a decked patio.

Pinewood Street is well positioned for local amenities, with shops, schools, and transport links all within easy reach. Fencehouses benefits from good road connections via the A690, providing easy access to both Durham and Sunderland, making it a great choice for commuters. There are regular bus services, and Houghton-le-Spring town centre is a short drive away, offering a range of supermarkets, cafes, and leisure facilities. Nearby Herrington Country Park and Rainton Meadows Nature Reserve provide excellent walking and outdoor spaces.









GROUND FLOOR

Lounge

17'4" x 15'1" (5.3 x 4.6)

Rear Lobby

Utility / WC

9'2" x 3'11" (2.8 x 1.2)

Kitchen

9'6" x 9'2" (2.9 x 2.8)

FIRST FLOOR

Landing

Bedroom One

17'4" x 12'5" max (5.3 x 3.8 max)

Bedroom Two

12'5" x 11'9" max (3.8 x 3.6 max)

Bathroom

8'10" x 4'11" (2.7 x 1.5)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 9 Mbps, Superfast 46 Mbps, Ultrafast 9,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

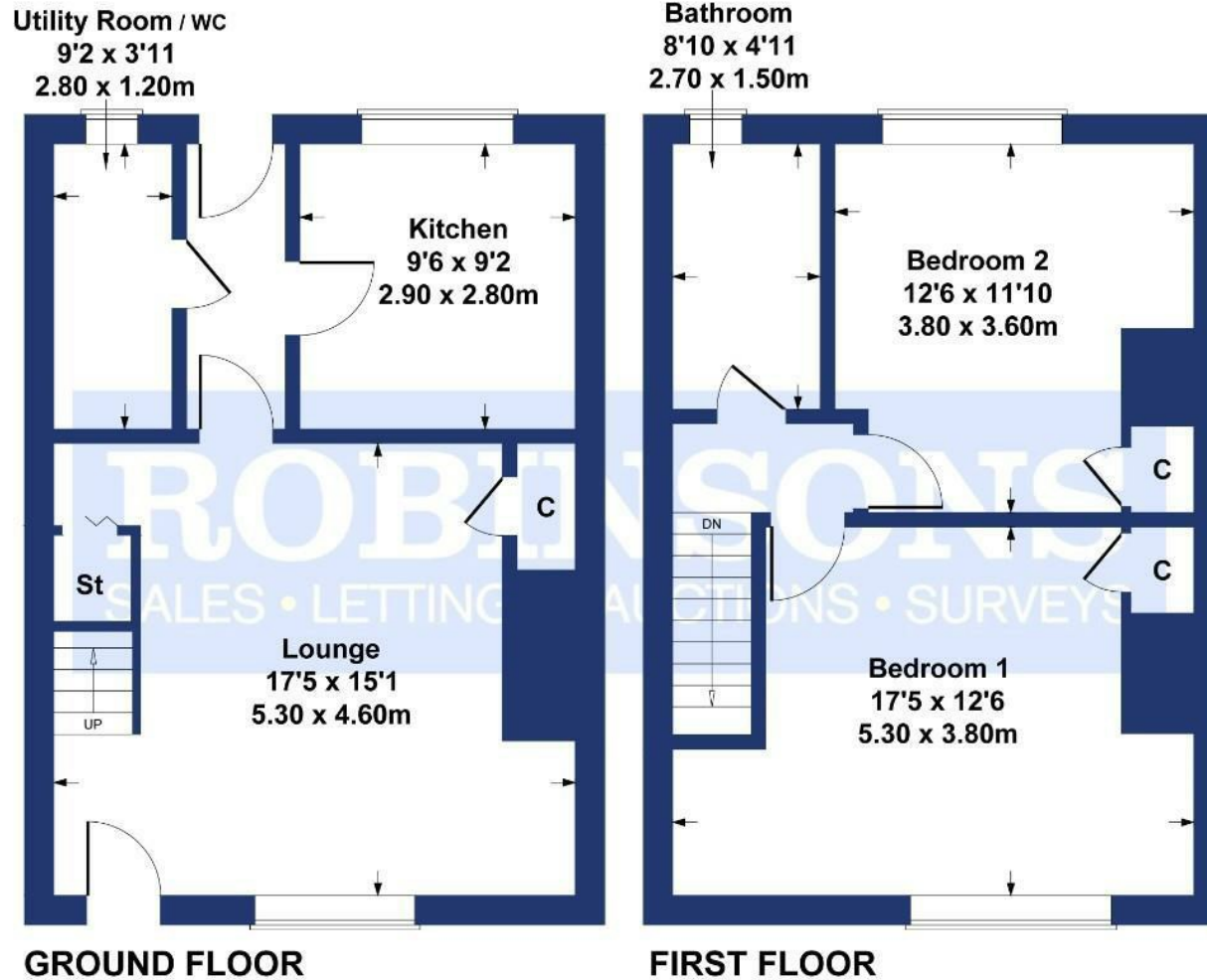
Energy Rating: C

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.



Pinewood Street

Approximate Gross Internal Area
872 sq ft - 81 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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. 2025

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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