



Park View, Nettlesworth, DH2 3PS  
2 Bed - House - Semi-Detached  
£85,000

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## Park View Nettlesworth, DH2 3PS

Offered to the market is this improved semi-detached home which occupies a nice plot in a traditionally sought after village. In our opinion the property should benefit a wide range of potential purchasers, and early viewing comes highly recommended.

Upon entering, you will be greeted by a welcoming lobby leading to a cosy lounge, setting the stage for relaxation and entertainment. The modern kitchen/dining room showcases cream-colored units and high-quality integrated appliances, catering to the needs of culinary enthusiasts. Adjacent to the kitchen, the conservatory is warm and airy. The upstairs accommodation comprises two bedrooms and a meticulously re-fitted shower room/wc, providing comfortable and stylish living spaces.

To the front external is an enclosed garden offering a good degree of privacy. At the rear is a further garden area with space for car.

Situated midway between Chester le Street and Durham, Nettlesworth boasts a strategic location. The nearby A167 offers convenient access to major regional centres including Gateshead and Newcastle upon Tyne. Local amenities can be found in Nettlesworth and Sacriston, while Durham City, Chester le Street, and the nearby Arnison Centre provide a wide range of shopping, dining, and entertainment options, ensuring a fulfilling lifestyle.



















## GROUND FLOOR

### Lobby

### Lounge

14'7" x 10'0" (4.47 x 3.07)

### Kitchen / Dining Room

14'7" x 7'10" (4.47 x 2.39)

### Conservatory

9'6" x 8'7" (2.92 x 2.62)

## FIRST FLOOR

### Landing

### Bedroom One

14'7" x 10'4" (4.45 x 3.15)

### Bedroom Two

9'10" x 7'3" (3.02 x 2.21)

### Shower Room / WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 48 Mbps

Mobile Signal/Coverage: Poor

Tenure: Freehold

Council Tax: Durham Council, Band A - Approx. £1,469p.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.

# Park View

Approximate Gross Internal Area  
718 sq ft - 67 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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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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