Ropery Lane, Chester Le Street, DH3 3NN

3 Bed - House - Detached

£200,000

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This property is being sold on the open market.

* Only those prepared for substantial renovation works should enquire *

This distinctive three-bedroom detached property on Ropery Lane presents an exciting project for buyers interested in restoring a traditional brick-built home. Recently unoccupied, the house requires a full refurbishment, making it ideal for those ready to transform a property with character.

The ground floor includes an entrance porch, lounge, dining room, and kitchen, along with a separate entrance leading to a spacious office area and secure storage space. Upstairs, there are three bedrooms—two of which are generously sized—as well as a bathroom.

The property boasts extensive gardens and additional outbuildings, with a total site area of 527 square metres. The sale includes a right of way over the roadway, though parking on this roadway is not permitted. The purchaser will be required to create a private entrance in accordance with approved planning permission plans. There is a copy of the proposed entrance in the photographs. Planning application ref: DM/24/00208/FPA. Additionally, Japanese knotweed was present in two parts of the site; it is currently treated and comes with a 10-year warranty from the treatment provider.

Prospective buyers should be aware that Ropery Lane Cemetery remains in active use nearby, and residents will need to respect this adjoining purpose.

The property is offered with vacant possession on a freehold basis. Durham County Council will continue to maintain the private access road, with purchasers contributing an annual maintenance fee, adjusted annually in line with the Retail Price Index (RPI), for future repairs, except where private entrance access is implemented. Purchasers will need to install a new electric meter.

GROUND FLOOR

Porch

Lounge
15'1" x 14'1" (4.6 x 4.3)

Dining Room
16'4" x 15'1" into bay (5 x 4.6 into bay)

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

Side Porch

Office
15'1" x 12'5" (4.6 x 3.8)

FIRST FLOOR

Landing

Bedroom
16'4" x 15'1" into bay (5 x 4.6 into bay)

Bedroom
15'8" x 14'1" (4.8 x 4.3)

Bedroom
12'5" x 8'10" (3.8 x 2.7)

Bathroom
8'10" x 5'6" (2.7 x 1.7)

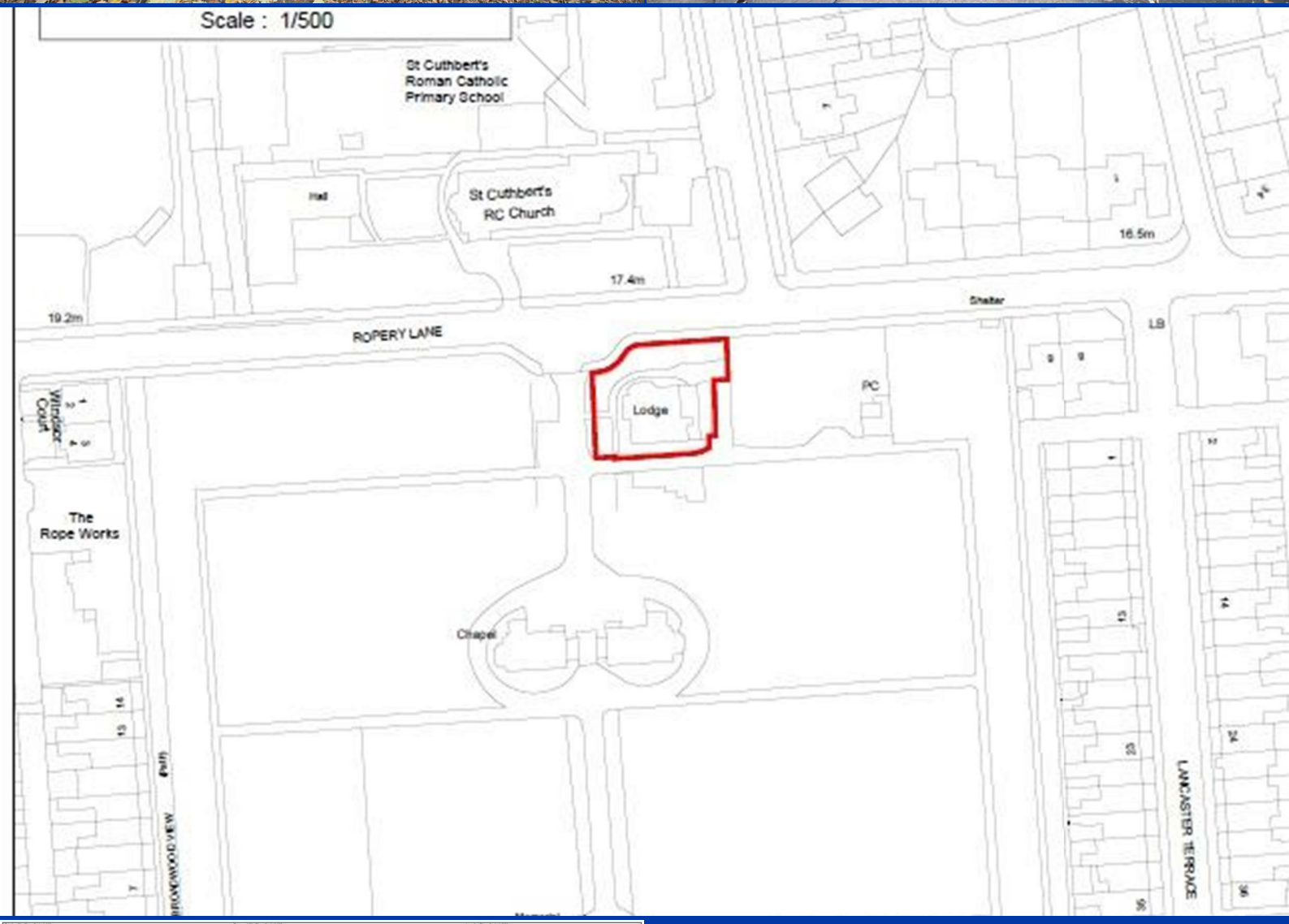
EXTERNALLY

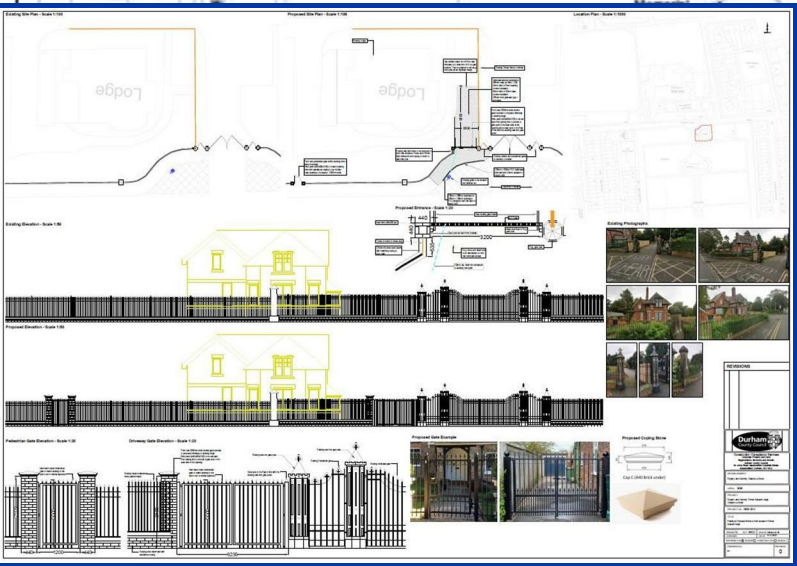
Outhouses
26'2" x 6'6" (8 x 2)

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,161 p.a
Energy Rating: E

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.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.


Scale : 1/500
St Cuthbert's
Roman Catholic
Primary School
Hall
St Cuthbert's
RC Church
17.4m
16.5m
19.2m
ROPERY LANE
Shelter
LB
PC
Lodge
Windsor
Court
The
Rope Works
Chapel
BROOKWOOD VIEW
LANCASTER TERRACE



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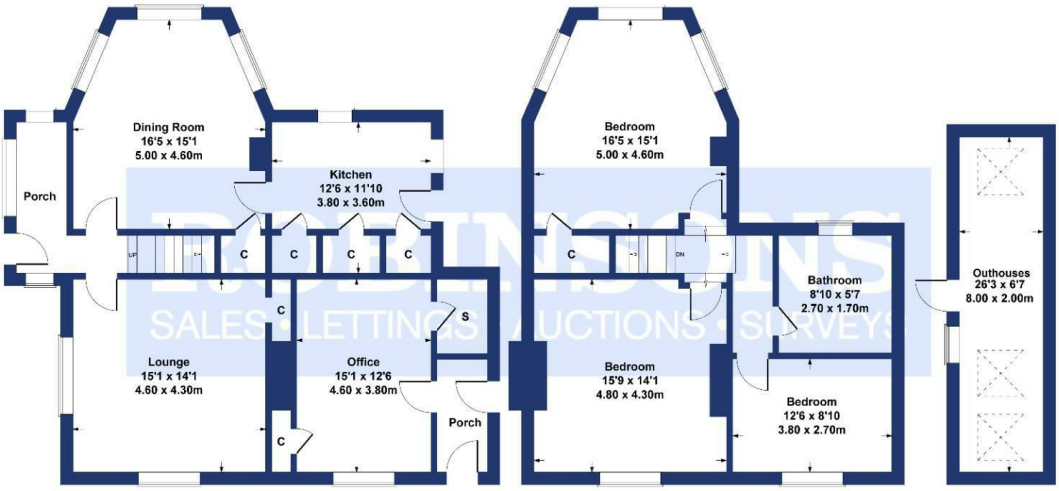
Dedicated Property Manager

Cemetery Lodge

Approximate Gross Internal Area
1894 sq ft - 176 sq m



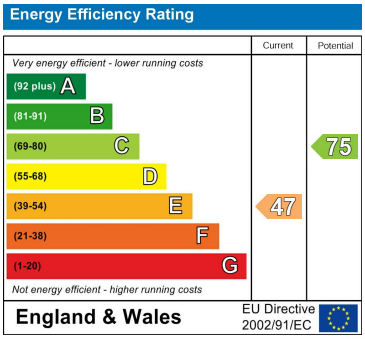
GROUND FLOOR

FIRST FLOOR

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. 2024



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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