

Holyoake Street, Newfield, DH2 1NU
2 Bed - House - Terraced
£69,950

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Holyoake Street
Newfield, DH2 1NU

* NO CHAIN * NEW KITCHEN * WELL PRESENTED * NEW FRONT DOOR * CARPETS PROFESSIONALLY CLEANED * WHITE SUITE BATHROOM * LARGE YARD * RE-DECORATED * CP12 GAS SAFETY CERTIFICATE * EICR ELECTRICAL REPORT *

Offered for sale with no onward chain, this well presented home features a large and inviting lounge with French doors leading into a spacious dining kitchen, which has been fitted with a brand new kitchen. To the first floor there are two bedrooms and a bathroom with a modern white suite. Externally there is a generous yard to the rear, offering good outdoor space.

The property has a number of further benefits including a newly fitted front door, professionally cleaned carpets, UPVC double glazing, gas fired central heating, redecoration CP12 Gas Safety Certificate and EICR Electrical Report.

Well maintained throughout, this property will appeal to a wide range of buyers including first time purchasers, couples, small families and investors.

Holyoake Street in Newfield is well placed for those seeking both convenience and outdoor space. The surrounding area offers access to beautiful countryside and scenic walks, including routes around nearby Beamish Woods and Beamish Museum. Chester le Street town centre is only a short drive away, providing a good range of shops, supermarkets, cafes and amenities, while excellent transport links make travel to Durham, Newcastle and Sunderland straightforward. Schools and local services are also within easy reach, making this a practical and appealing location.























GROUND FLOOR

Lounge
14'9" x 14'9" (4.5 x 4.5)

Dining Kitchen
14'9" x 9'10" (4.5 x 3)

FIRST FLOOR

Landing

Bedroom
11'9" x 11'9" (3.6 x 3.6)

Bedroom
9'6" x 9'6" (2.9 x 2.9)

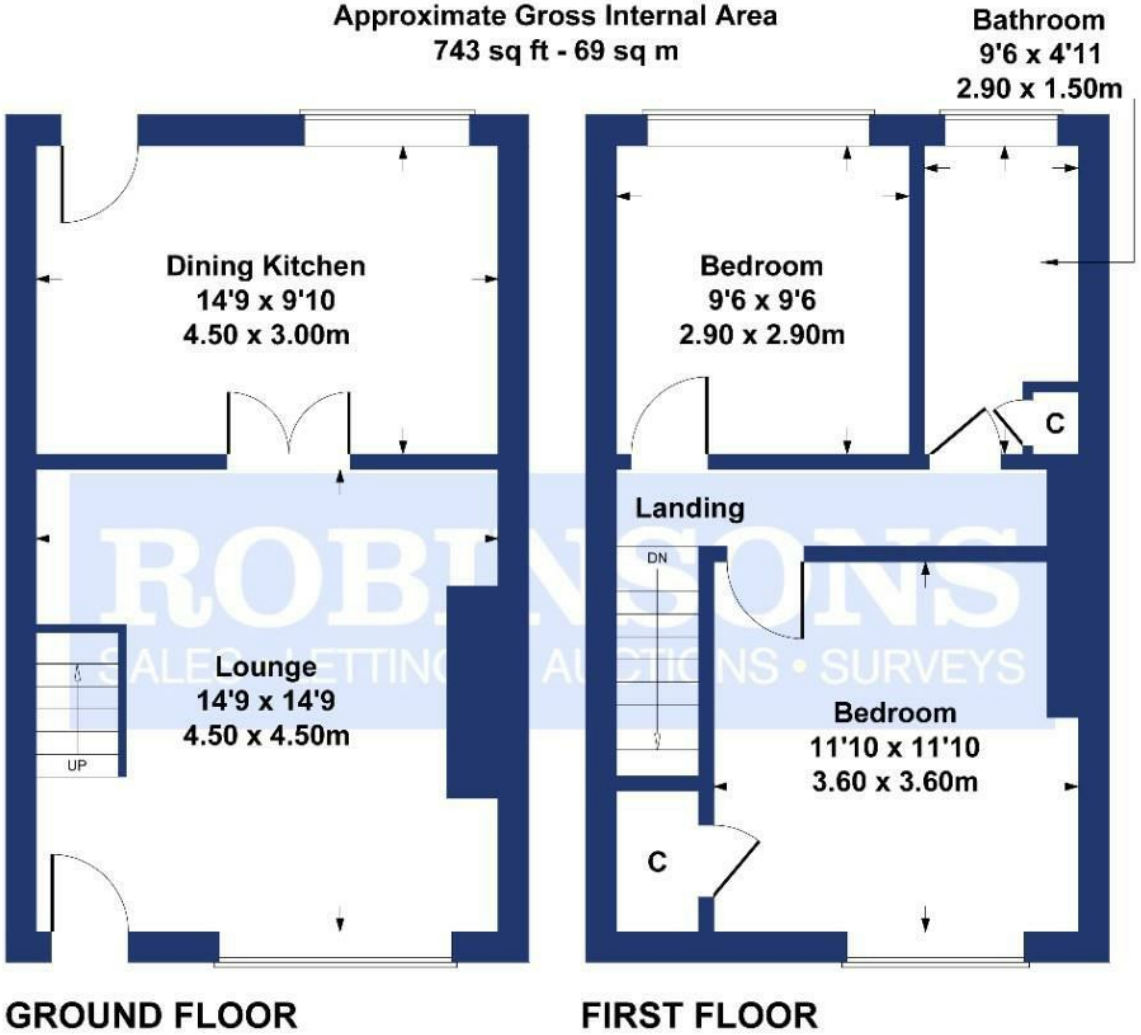
Bathroom
9'6" x 4'11" (2.9 x 1.5)

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 16 Mbps, Superfast 228 Mbps, Ultrafast 1,800 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,701 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.

Holyoake Street

Approximate Gross Internal Area
743 sq ft - 69 sq m



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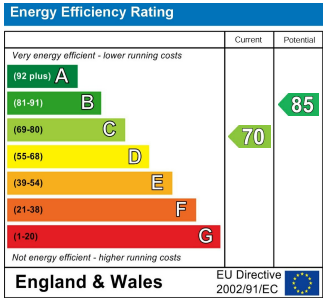
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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