



Springfield Gardens, Chester le Street, DH3 3UQ
3 Bed - House - Semi-Detached
£235,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Springfield Gardens

Chester le Street, DH3 3UQ

* NO CHAIN * RARELY AVAILABLE * FANTASTIC POSITION WITH VIEWS * CUL DE SAC *
LARGE GARDEN * ADDITIONAL PARKING * SOUGHT AFTER LOCATION *

Offered for sale with no onward chain is this rarely available and well-positioned home, occupying a pleasant cul de sac within a traditionally sought-after part of Chester le Street. The property enjoys fantastic views and offers spacious accommodation throughout, making it ideal for a variety of buyers.

The floorplan comprises a conservatory providing an additional reception space, inner hallway, spacious lounge, separate dining room, and a fitted kitchen. There is also a large garage offering excellent storage or potential for further use. To the first floor there are three good sized bedrooms, a bathroom and a separate WC.

Externally, the property benefits from a driveway and garage to the front, along with additional tarmaced space providing further off-street parking. To the rear there is a large, well presented enclosed garden offering a good degree of privacy and excellent space for families or outdoor entertaining.

Springfield Gardens is situated within a highly regarded area of Chester le Street, offering easy access to the town centre where there are a wide range of shops, supermarkets, cafés and leisure facilities. The area benefits from excellent transport links, including the A1(M) and Chester le Street railway station, making it ideal for commuting to Durham, Newcastle and beyond. Riverside Park is also nearby, providing attractive walks and green space, and there are well-regarded schools within easy reach, further enhancing the appeal of this location.











GROUND FLOOR

Conservatory

8'10" x 8'6" (2.7 x 2.6)

Inner Hallway

Lounge

16'4" x 15'1" (5 x 4.6)

Dining Room

11'1" x 9'2" (3.4 x 2.8)

Kitchen

10'5" x 9'2" (3.2 x 2.8)

Garage

19'8" x 9'6" (6 x 2.9)

FIRST FLOOR

Landing

Bedroom

13'9" x 11'5" (4.2 x 3.5)

Bedroom

11'1" x 9'10" (3.4 x 3)

Bedroom

10'9" x 9'2" (3.3 x 2.8)

Bathroom

8'2" x 5'10" (2.5 x 1.8)

Separate WC

4'7" x 2'11" (1.4 x 0.9)

AGENT'S NOTES

Council Tax: Durham County Council, Band D

Tenure: Freehold

EPC - 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 – granted

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 – conservatory

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

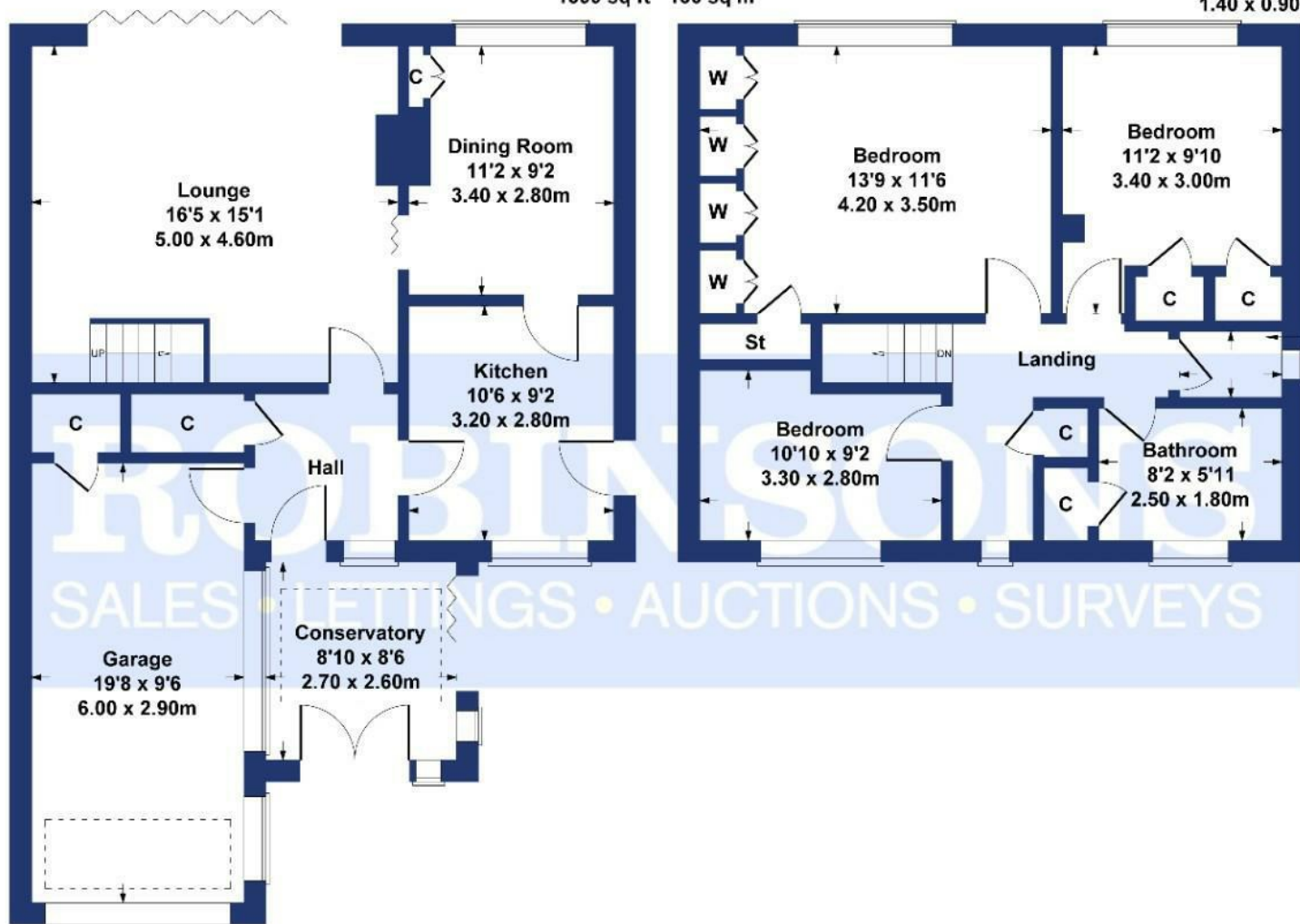
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

Springfield Gardens

Approximate Gross Internal Area
1399 sq ft - 130 sq m

WC
4'7 x 2'11
1.40 x 0.90m



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. 2026

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(23-34) E		
(15-22) F		
(1-14) G		
Not energy efficient - higher running costs		
England & Wales	64	77
	EU Directive 2002/91/EC	

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.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

