



Tintagel, Great Lumley, DH3 4NE
3 Bed - House - Semi-Detached
£220,000

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Tintagel

Great Lumley, DH3 4NE

* BEAUTIFULLY PRESENTED * MUCH IMPROVED * STUNNING BATHROOM * ATTRACTIVE KITCHEN * SOUTH FACING PRIVATE GARDEN * UTILITY ROOM * GARAGE AND DRIVEWAY * SOLAR PANELS WHICH PROVIDED AN ADDITIONAL INCOME OF £991.86 IN 2025 * FREEHOLD *

Occupying an excellent position within the traditionally sought-after village of Great Lumley, this beautifully presented and much improved family home offers spacious accommodation, quality fixtures and fittings, and a superb south facing rear garden. The property is ideally suited to a variety of buyers, particularly families, and is ready to move straight into.

The floorplan comprises an entrance porch leading into a welcoming hallway, spacious lounge and dining room featuring a large front window allowing for excellent natural light, together with French doors opening onto the rear garden. There is an attractive fitted kitchen, with some minor finishing works due to be completed shortly, a useful utility room and internal access to the integral garage. To the first floor there are three well-proportioned bedrooms and a stunning family bathroom fitted with a contemporary suite incorporating both a bath and separate shower.

Externally, there is a garden to the front, driveway providing off-street parking and access to the garage. To the rear is a well-sized enclosed south facing garden enjoying a good degree of privacy, creating a fantastic space for outdoor dining, entertaining or family enjoyment.

Great Lumley is one of the area's most sought-after villages, offering a good range of local shops, schools and everyday amenities. The village is ideally positioned for commuters, with excellent access to the A1(M), A693 and surrounding road networks providing straightforward travel to Chester le Street, Durham, Newcastle and Sunderland. Riverside Park, Emirates Riverside Cricket Ground and a wider range of shopping and leisure facilities are all just a short drive away, further enhancing the appeal of this popular family location.













GROUND FLOOR

Porch

Hallway

Lounge / Dining

23'3" x 12'5" (7.1 x 3.8)

Kitchen

14'8" x 8'10" (4.48 x 2.7)

Utility

Garage

14'5" x 7'10" (4.4 x 2.4)

FIRST FLOOR

Landing

Bedroom

12'1" x 10'9" (3.7 x 3.3)

Bedroom

11'5" x 10'9" (3.5 x 3.3)

Bedroom

9'2" x 7'10" (2.8 x 2.4)

Bathroom

7'10" x 7'10" (2.4 x 2.4)

AGENT'S NOTES

Council Tax: Durham County Council, Band C

Tenure: Freehold

EPC To Follow

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 and solar panels – provided an additional income of £991.86 in 2025

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 – The Vendor is 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 – NA

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 – None known

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

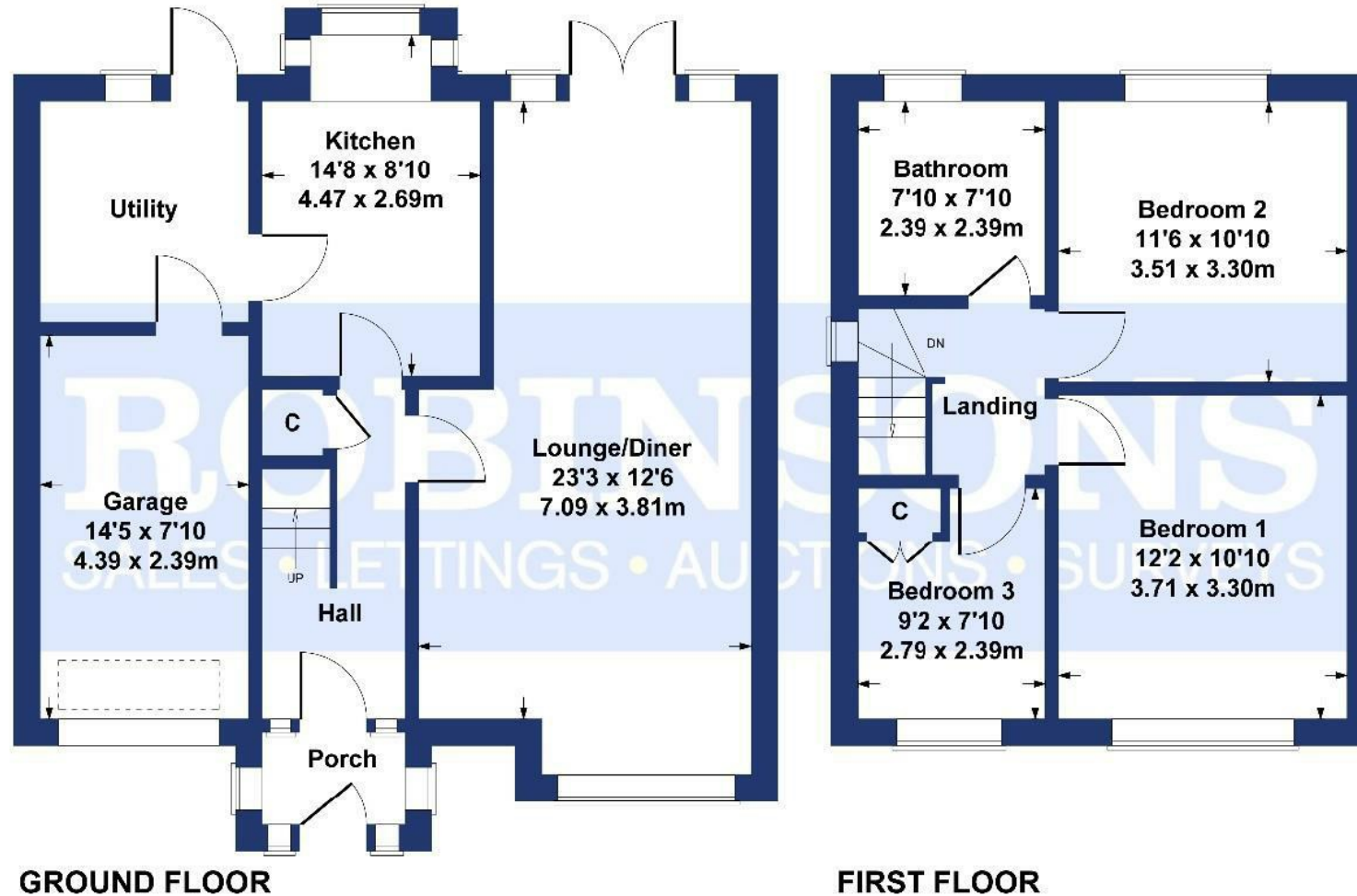
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Tintagel

Approximate Gross Internal Area
1100 sq ft - 102 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. 2026

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

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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