



The Orchard, Picktree Lane, DH3 3SX
2 Bed - Bungalow
£145,000

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The Orchard

Picktree Lane, DH3 3SX

* NO CHAIN * RARELY AVAILABLE * DECEPTIVELY SPACIOUS * WELL PRESENTED * MODERN FITTED KITCHEN AND SHOWER ROOM * PRIVATE REAR GARDEN * ALLOCATED CAR PARKING *

A rare opportunity to acquire this modern two-bedroom bungalow situated within a small courtyard development. Ideally located in the town centre, it is perfect for buyers seeking convenient access to all the town's amenities.

The accommodation briefly comprises an entrance lobby, hallway, lounge, modern fitted kitchen, shower room/WC, and two bedrooms, with the master bedroom benefiting from fitted wardrobes. To the front of the property, there is a small garden area, and a nearby allocated parking space provides additional convenience. At the rear, there is a pleasant, low-maintenance private garden.

The property includes uPVC double glazing and gas-fired central heating via a Baxi boiler.

Opportunities to purchase within this small and exclusive courtyard are rare, so early viewing is highly recommended.

Situated in a traditionally sought-after area close to the town centre, the property is within walking distance of Chester-le-Street's many shops and amenities. The town is particularly popular due to its excellent road links to Durham City, Gateshead, Newcastle upon Tyne, and Sunderland, as well as its railway station on the main East Coast line, offering easy commuting options.











Entrance Lobby

Hallway

Lounge

13'1" x 12'1" (4 x 3.7)

Kitchen

9'2" x 6'10" (2.8 x 2.1)

Shower Room / WC

6'10" x 5'6" (2.1 x 1.7)

Bedroom

14'1" x 9'10" max (4.3 x 3 max)

Bedroom

10'9" x 6'10" (3.3 x 2.1)

EXTERNALLY

Allocated Car Parking

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold - The lease started on 10 July 1984 and will end on 9 July 2983, with a term of 999 years, leaving 959 years remaining as of 2025. Only £35 par annum.

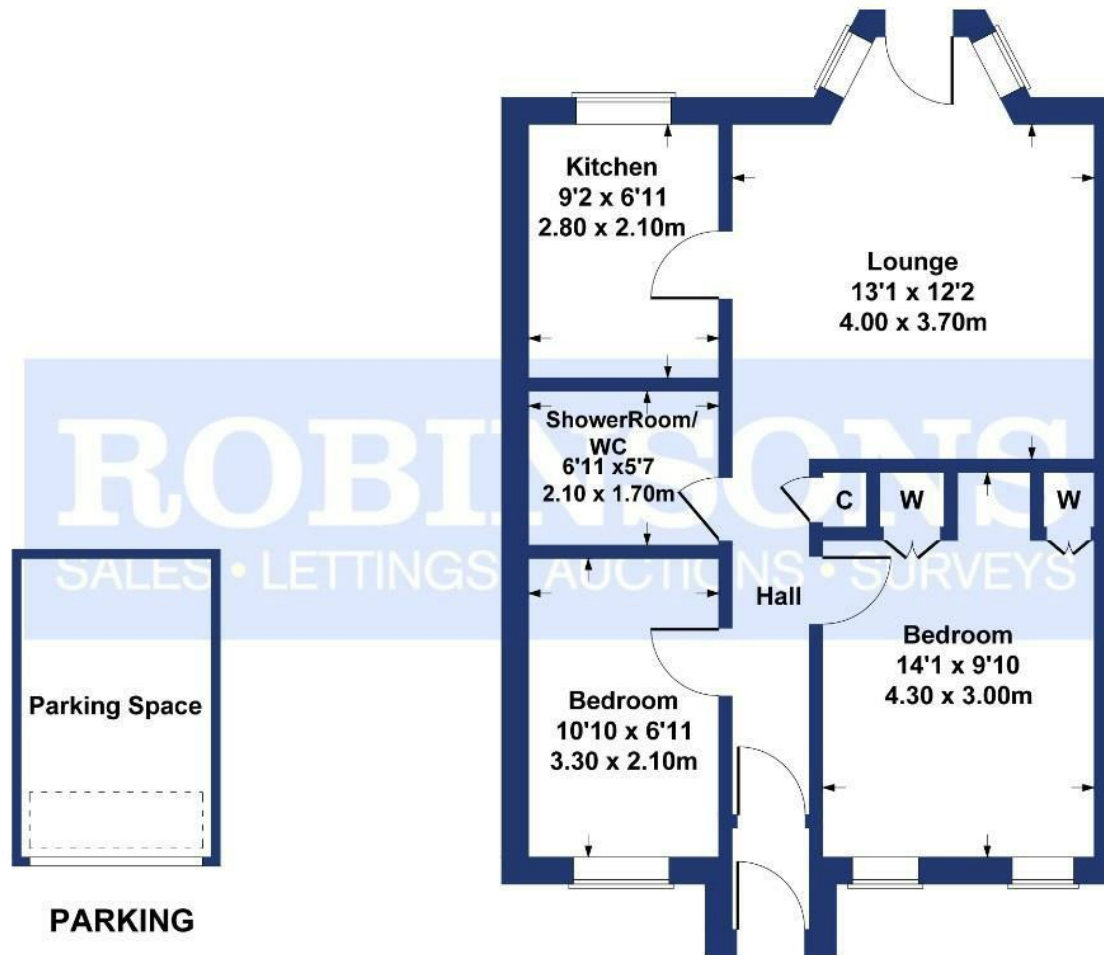
Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

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.

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Approximate Gross Internal Area
570 sq ft - 53 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(81-81)	B		
(69-80)	C	71	
(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.

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

