



**Park View, Nettlesworth, DH2 3PS**  
**2 Bed - House - Semi-Detached**  
**£95,000**

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## Park View

### Nettlesworth, DH2 3PS

\* NO ONWARD CHAIN \* NEW ROOF \* MUCH IMPROVED \* RE-DECORATED TWO BEDROOM \*

Set within the traditionally popular village of Nettlesworth, this semi-detached home is offered to the market with no onward chain and boasts a range of recent upgrades including a new roof, a carpeted entrance hallway, and freshly skimmed and painted walls. Ideal for first-time buyers, downsizers or investors, this well-presented property occupies a pleasant plot and offers excellent access to Durham, Chester le Street and the A167 for travel across the region.

Step through the front door into a welcoming entrance lobby which leads into a cosy lounge – an ideal space to relax. The stylish kitchen/dining room features cream units, integrated appliances, and room for dining. To the rear, a bright conservatory adds further living space.

Upstairs, there are two well-proportioned bedrooms and a modern, re-fitted shower room/WC.

Outside, the property enjoys a good-sized garden to the front which offers a degree of privacy, while the rear garden provides useful space and car access.

Nettlesworth is well-positioned for commuting, with local amenities available nearby in Sacriston and Chester le Street, and a wider range of shops, restaurants and services easily accessible in Durham City and at the Arnison Centre. The location strikes a great balance between village life and convenience, making this a home well worth viewing.









## GROUND FLOOR

### Lobby

### Lounge

14'7" x 10'0" (4.47 x 3.07)

### Kitchen / Dining Room

14'7" x 7'10" (4.47 x 2.39)

### Conservatory

9'6" x 8'7" (2.92 x 2.62)

## FIRST FLOOR

### Landing

### Bedroom One

14'7" x 10'4" (4.45 x 3.15)

### Bedroom Two

9'10" x 7'3" (3.02 x 2.21)

### Shower Room / WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 55Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

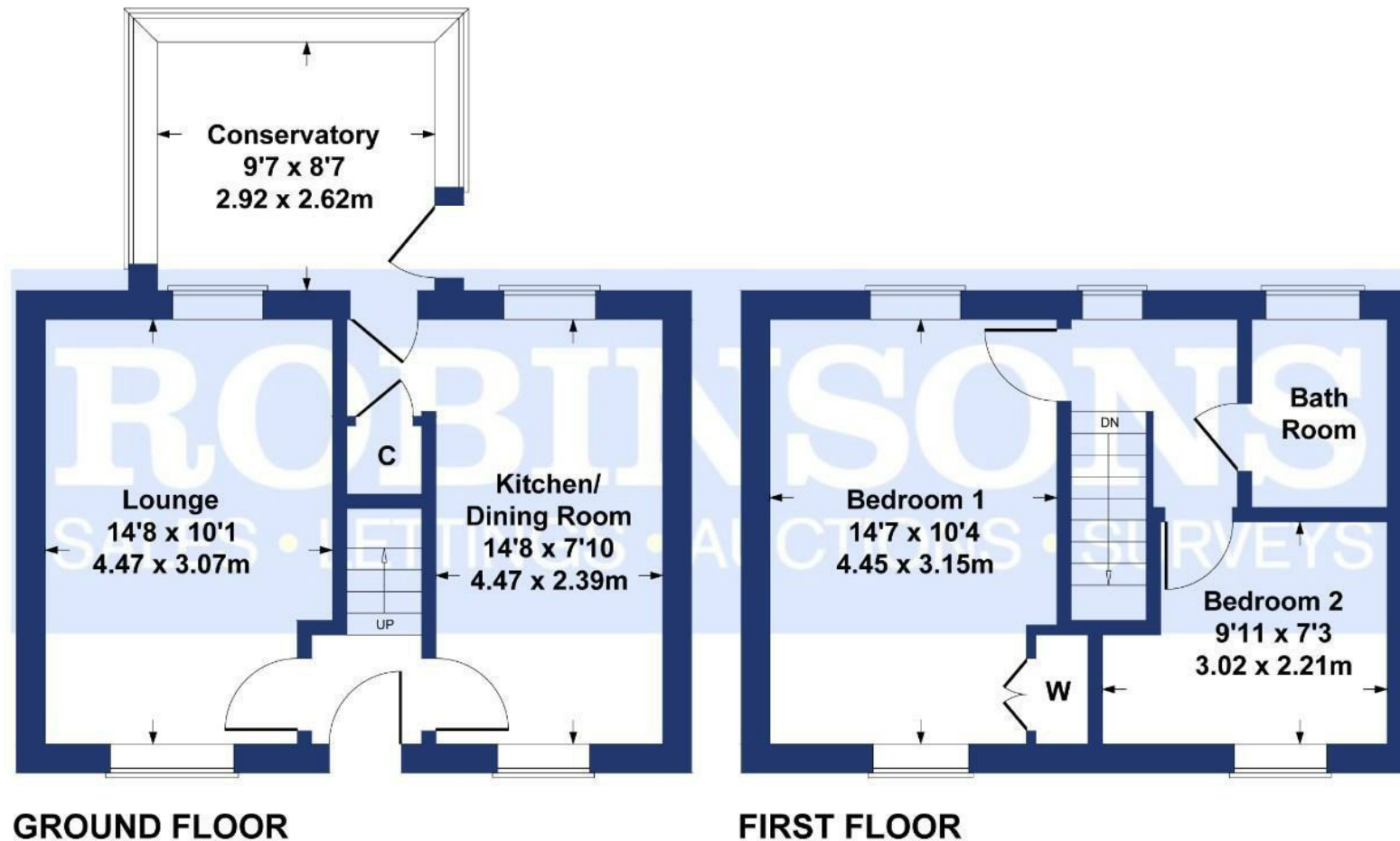
Council Tax: Durham Council, Band A - Approx. £1,469p.a

Energy Rating: D

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.

# Park View

Approximate Gross Internal Area  
718 sq ft - 67 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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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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