



Ramsey Street, DH3 3JH
2 Bed - House - Terraced
£85,000

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*** NO CHAIN * WELL PRESENTED AND MAINTAINED * MODERN COMBI BOILER * SPACIOUS ROOMS * EXCEPTIONALLY LARGE MASTER BEDROOM * MODERN KITCHEN * TOWN CENTRE LOCATION ***

Offered for sale with no onward chain, this well-presented and well-maintained home provides spacious accommodation in a highly convenient town centre position. The property features a modern combi boiler, generous room sizes and an excellent master bedroom, making it an appealing option for a range of buyers.

The floorplan comprises an entrance lobby, comfortable lounge and a spacious dining kitchen fitted with an attractive range of modern units. To the first floor there are two bedrooms, including an exceptionally large master, along with a bathroom fitted with a white suite. Externally there is a brick-enclosed yard to the rear, and on-street parking is available to the front.

Ramsey Street is ideally located within Chester le Street town centre, placing a wide selection of amenities within easy reach, including shops, supermarkets, cafés, restaurants and leisure facilities. The mainline railway station is only a short walk away, offering direct connections to Durham, Newcastle and beyond, while excellent road links via the A1(M) make travel across the region straightforward. Riverside Park and nearby walking routes add further appeal, making this property an excellent choice for first-time buyers, investors or anyone seeking a home with convenience and space at its core.



GROUND FLOOR

Entrance Lobby

Lounge
14'9" x 14'5" (4.5 x 4.4)

Dining Kitchen
14'9" x 8'6" (4.5 x 2.6)

FIRST FLOOR

Landing

Bedroom
14'9" x 14'5" (4.5 x 4.4)

Bedroom
8'10" x 7'6" (2.7 x 2.3)

Bathroom
14'9" x 8'6" (4.5 x 2.6)

Agent's Notes
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a
Tenure: Freehold
EPC: C
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 – 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 – no
Planning Permission – Nothing in the local area to affect this property that we are aware of.
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.

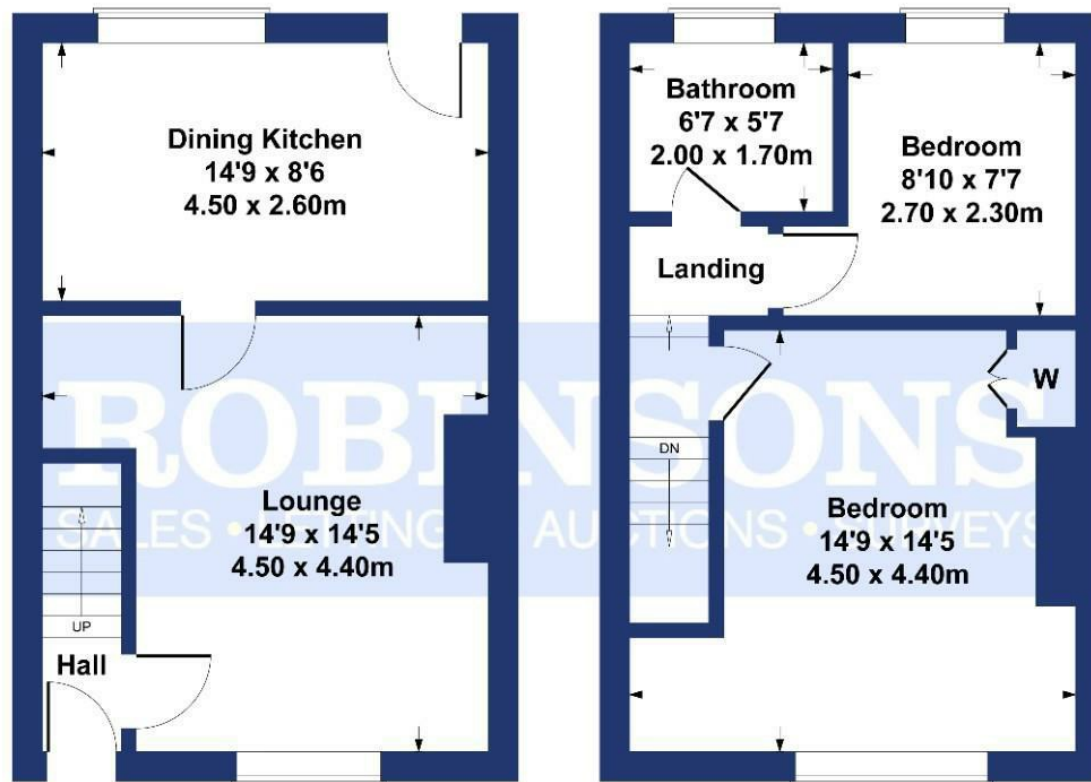
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Ramsey Street

Approximate Gross Internal Area
689 sq ft - 64 sq m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	70	
(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	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.