Mains Park Road, DH3 3PU
2 Bed - Apartment
£130,000

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*** RARELY AVAILABLE * NO CHAIN * SPACIOUS GROUND FLOOR FLAT * TOWN CENTRE LOCATION * ALLOCATED PARKING SPACE * LARGE REAR GARDEN ***

Offered for sale is this spacious two bedroom ground floor flat, forming part of a small block of only four properties and enjoying a highly convenient town centre position in Chester le Street. The property will appeal to a wide variety of buyers, with many appreciating the ease of ground floor living combined with generous outdoor space.

The internal layout comprises an entrance lobby, large and welcoming lounge, kitchen, inner lobby, two spacious bedrooms and a refitted bathroom. Further benefits include uPVC double glazing and gas-fired central heating.

Externally, there is a large low-maintenance garden to the rear, while to the front we are informed there is an allocated parking space, providing excellent practicality for town centre living.

Park View Lodge is ideally located within walking distance of Chester le Street town centre, offering a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The mainline railway station is also close by, providing direct connections to Durham, Newcastle and beyond. Excellent road links via the A1(M) make commuting straightforward, while Riverside Park and nearby walking routes offer attractive green space close to the property. This combination of space, parking and location makes this a particularly appealing opportunity for a range of buyers.

Entrance Porch

Lounge
15'8" x 13'9" (4.8 x 4.2)

Kitchen
9'6" x 8'10" (2.9 x 2.7)

Inner Lobby

Bedroom
12'1" x 9'6" (3.7 x 2.9)

Bedroom
12'1" x 8'10" (3.7 x 2.7)

Bathroom
8'10" x 5'10" (2.7 x 1.8)

AGENT'S NOTES
Council Tax: Durham County Council, Band B - Approx. £1,984 p.a
Tenure: Leasehold – 159 years remaining, costs to follow
EPC rating 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

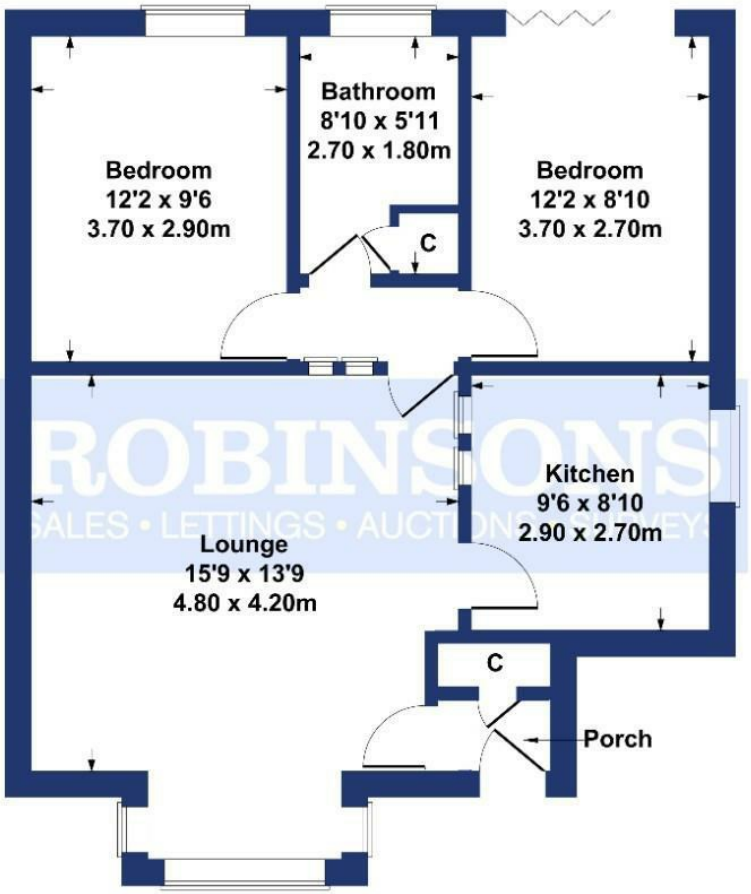
Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – NA
Rights & Easements – The lease includes the usual rights and easements for access, services, support and maintenance between the flats, together with rights of way over the shared. Neighbouring flats have reciprocal rights for access and services where reasonably required.
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 – no
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Park View Lodge

Approximate Gross Internal Area
689 sq ft - 64 sq m



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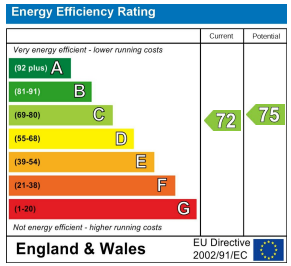
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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.

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

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