



Wynyard, DH2 2TJ
3 Bed - House - Mid Terrace
£130,000

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* WELL PRESENTED * NICE OUTLOOK * ATTRACTIVE KITCHEN AND BATHROOM * POPULAR LOCATION * ENCLOSED REAR GARDEN *

This well presented home occupies a pleasant position with a nice outlook to the front and offers practical accommodation suited to a variety of buyers. The property benefits from an attractive kitchen and bathroom along with a useful utility area and enclosed rear garden.

The floorplan comprises an entrance hallway, comfortable lounge and a spacious dining kitchen, along with a rear lobby and utility room providing additional storage and practicality. To the first floor there are three bedrooms and a bathroom fitted with an attractive suite.

Externally, there is a front garden enjoying a pleasant outlook, while to the rear there is an enclosed garden offering useful outdoor space. On street parking is available.

Wynyard is situated within a popular part of Chester le Street, offering convenient access to local shops, schools and everyday amenities. The town centre is within easy reach and provides a wider range of supermarkets, cafés and leisure facilities, along with a mainline railway station offering direct services to Durham, Newcastle and beyond. The area also benefits from good road links via the A1(M), while nearby Riverside Park and surrounding green spaces provide attractive walking routes and outdoor space.

Entrance Hallway

Lounge

Kitchen

Rear Lobby

Utility Room

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, there is a front garden enjoying a pleasant outlook, while to the rear there is an enclosed garden offering useful outdoor space. On street parking is available.

AGENT'S NOTES

Council Tax: Durham County Council, Band 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 – 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 – yes

Probate – N/A

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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We are in the process of producing a floorplan for this property. Please check back later.

Alternatively you can call us to register your interest on 0191 387 3000.

| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | 86 |
| (69-80) C | |
| (55-68) D | 70 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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SEDFIELD

3 High Street
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WYNYARD

The Wynd
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T: 0174 064 5444

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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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