



Holmside Avenue, Lanchester, DH7 0NB
3 Bed - House - Semi-Detached
O.I.R.O £160,000

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Holmside Avenue Lanchester, DH7 0NB

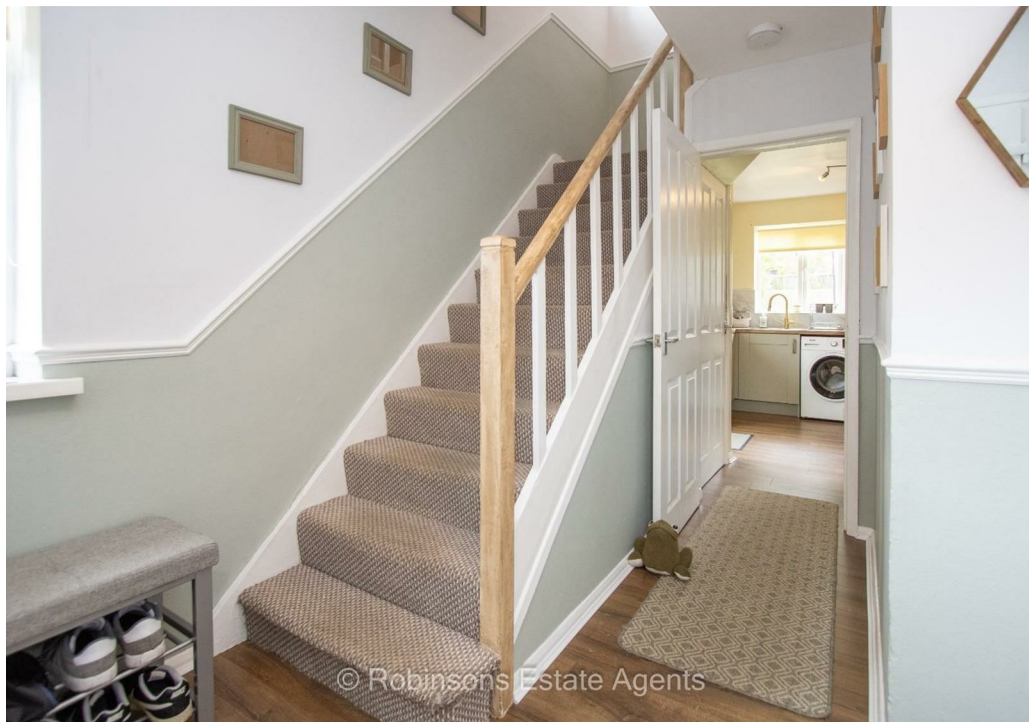
A well-presented and generously proportioned three-bedroom semi-detached home, enjoying elevated views to the front and occupying a sought-after position within the highly desirable village of Lanchester.

This attractive property offers spacious and well-maintained accommodation, enhanced by a modern fitted kitchen, electrical upgrades, UPVC double glazing, and gas-fired central heating via a combination boiler, making it an ideal purchase for families, first-time buyers, or those seeking a well-connected village lifestyle.

The internal accommodation briefly comprises a welcoming entrance hallway, a comfortable and bright living room, and a stylish kitchen/dining area providing an excellent space for both everyday living and entertaining. To the first floor, the landing leads to three well-proportioned bedrooms, a contemporary family bathroom, and a separate W.C., adding further practicality for modern family living.

Externally, the property continues to impress with a gated front garden, while to the rear is a substantial tiered garden offering excellent outdoor space. A particularly useful outbuilding has been internally boarded and benefits from power sockets and lighting, creating versatile potential as a workshop, hobby room, home office, or additional storage space. The rear garden also features a charming summer house, providing the perfect setting for entertaining guests or relaxing and enjoying the outdoor surroundings.





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LOCATION

Holmside Avenue enjoys an enviable position just a short walk from the heart of the ever-popular village of Lanchester, one of County Durham's most sought-after locations. The village offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, supermarkets, healthcare facilities, and a vibrant community atmosphere with a variety of clubs, activities, and local events throughout the year. Families are particularly well catered for, with access to highly regarded primary schools and the well-respected St Bede's Catholic School and Sixth Form College.

The surrounding area is ideal for those who appreciate outdoor living, with an abundance of picturesque countryside walks, cycling routes, and nearby nature trails, providing the perfect balance of village charm and active lifestyle opportunities. Lanchester's attractive setting combines the tranquillity of semi-rural living with excellent convenience for commuting and travel.

For those needing to travel further afield, the property is exceptionally well placed, with the A691 providing straightforward access to Consett (approximately 5 miles), Durham City (approximately 8.5 miles), and Newcastle upon Tyne (approximately 14 miles), while Stanley is also just 3.5 miles away. This superb location makes Holmside Avenue an ideal choice for a wide range of buyers, from families and professionals to those seeking a well-connected village lifestyle.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

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

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. Check with seller.

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.

Holmside Avenue

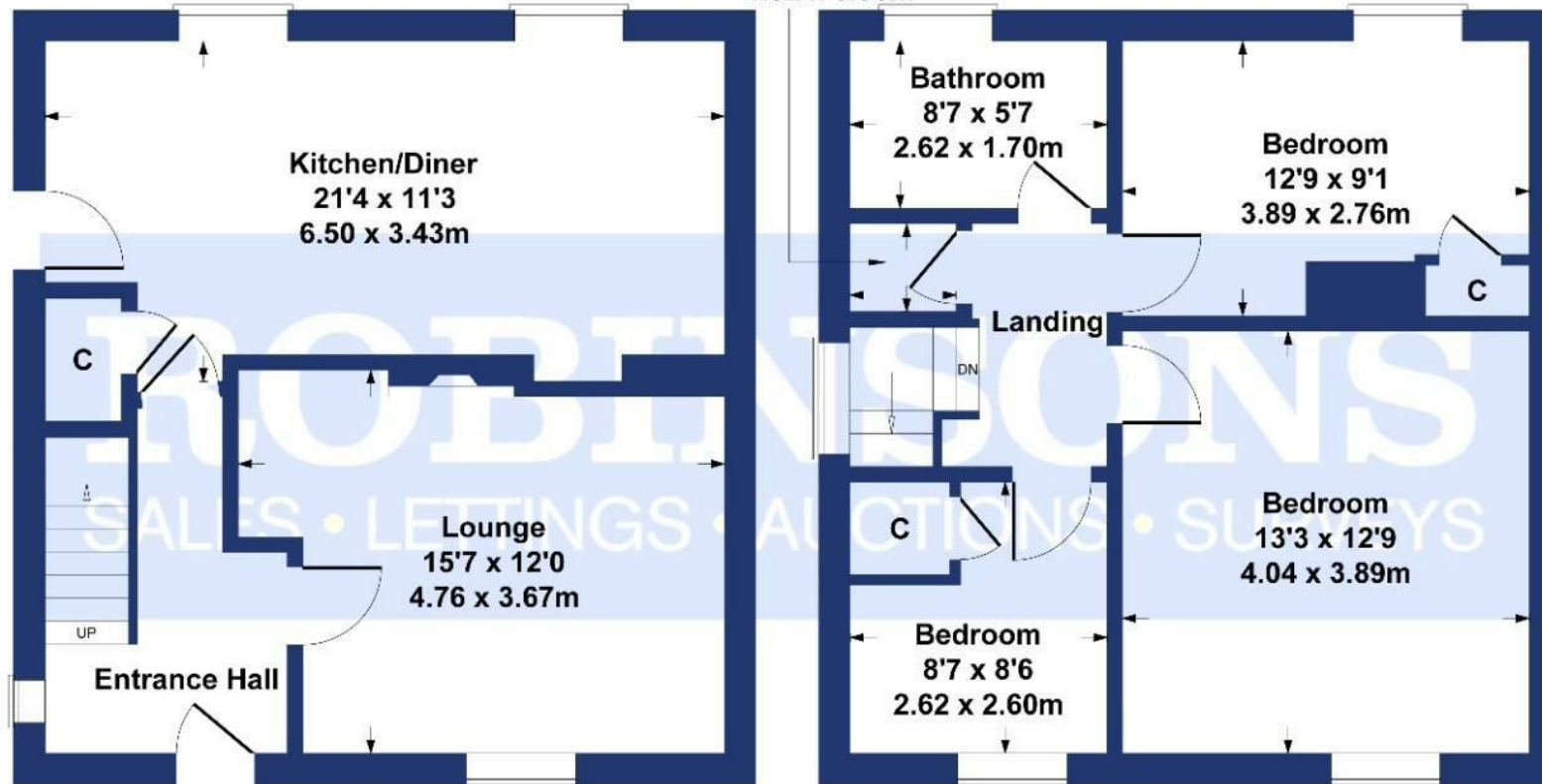
Approximate Gross Internal Area

958 sq ft - 89 sq m

WC

4'4 x 3'1

1.32 x 0.95m



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. 2026

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		85
(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.



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1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

