



**ROBINSONS**  
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**FOR SALE**

**The Crescent, Chester Moor, DH2 3RT**  
**3 Bed - House - Mid Terrace**  
**Offers Over £90,000**

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**\* NO UPPER CHAIN \* GOOD POSITION \* RARELY AVAILABLE \* SEMI RURAL POSITION \* PROPERTY IN NEED OF UPDATING \* EXCELLENT TRANSPORT LINKS \***

Offered to the market with the advantage of no upper chain is this three-bedroom mid-terraced family home.

Situated in a cul-de-sac, the property features an entrance lobby, living room, kitchen, rear lobby, and a bathroom on the ground floor, with three bedrooms on the first floor. Externally, there is a garden at the front and a yard at the rear, which could be utilised for off-street parking (kerb not currently dropped).

Chester Moor is expected to appeal to a range of potential purchasers due to its excellent transport links, including the A1(M) motorway, providing access to many of the region's major towns and cities. Additionally, Chester Le Street town centre, with its wide array of amenities and recreational facilities, is in close proximity.

We believe this property will attract various buyers, and early viewing is highly recommended.



## GROUND FLOOR

### Entrance Lobby

### Lounge

14'5" x 13'1" (4.4 x 4)

### Kitchen

14'5" x 6'10" (4.4 x 2.1)

### Rear Lobby

### Bathroom

6'6" x 5'10" (2 x 1.8)

## FIRST FLOOR

### Landing

### Bedroom

11'5" x 9'2" (3.5 x 2.8)

### Bedroom

11'1" x 8'10" to wardrobes (3.4 x 2.7 to wardrobes)

### Bedroom

10'9" x 6'6" (3.3 x 2)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 1,000 Mbps

Mobile Signal/Coverage: Good

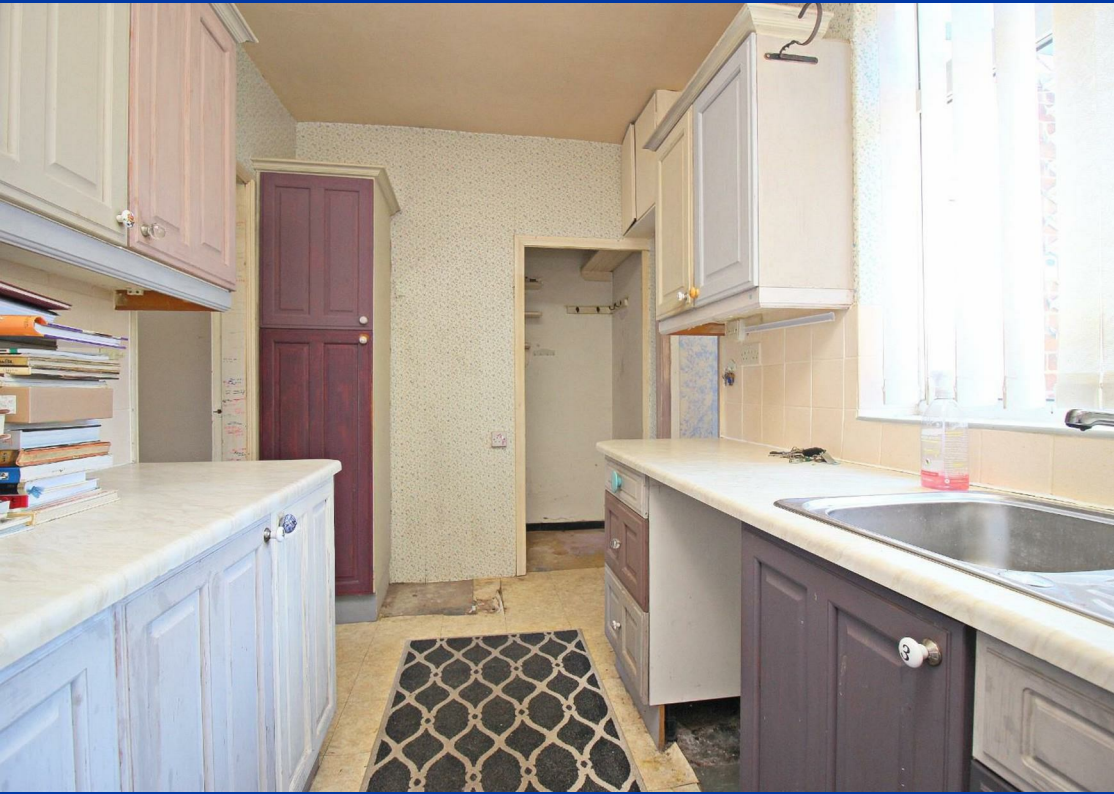
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,621 p.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.

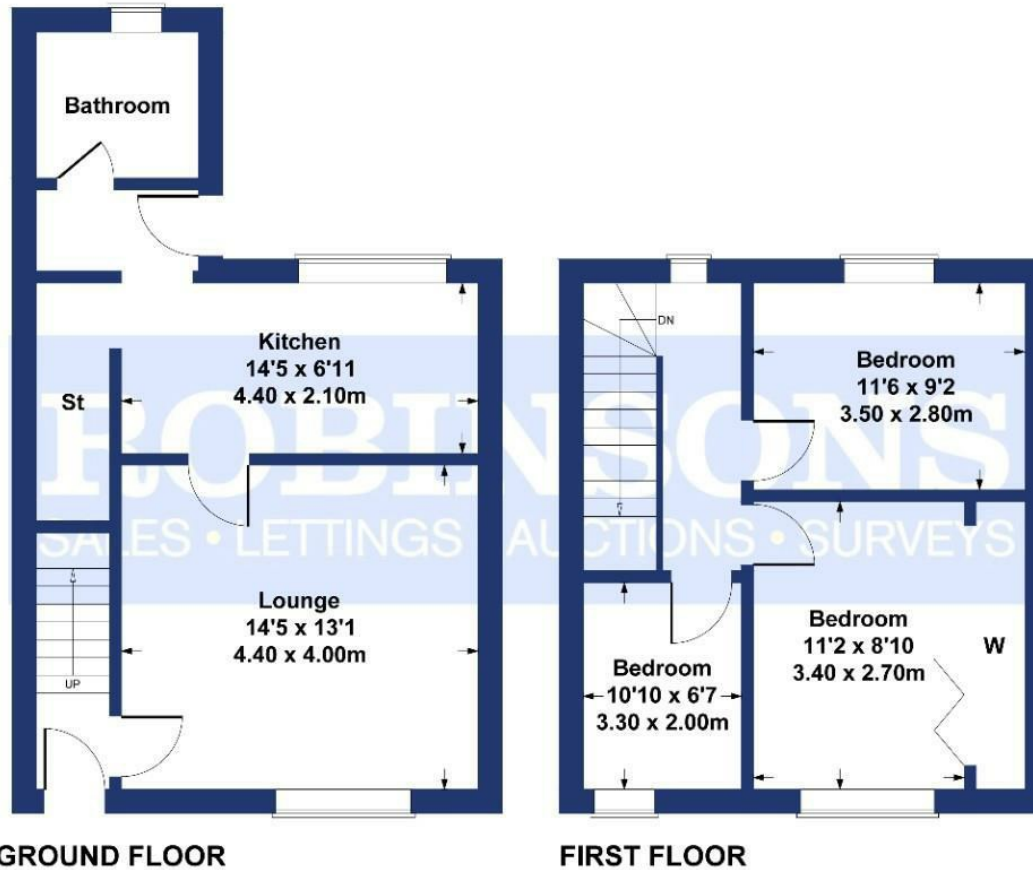




# The Crescent

Approximate Gross Internal Area  
797 sq ft - 74 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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.

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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.