



Broadway, Chester Le Street, DH3 3RT
3 Bed - House - Semi-Detached
£185,000

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Broadway Chester Le Street, DH3 3RT

* BEAUTIFUL PROPERTY * NEW IKEA KITCHEN * NEW BATHROOM * NEW FLOORINGS *
NEW BLINDS * RE-DECORATED * EXCELLENT POSITION * LARGE BOARDED LOFT
SPACE *

Located in a traditionally highly sought after part of Chester le Street town centre is this beautifully presented and much improved three bedroom semi-detached home.

Internally the property has a new Ikea kitchen, new bathroom, and new floorings. The floorplan comprises of: entrance porch, hallway, large lounge with front bay window extension, a re-fitted kitchen with bay window overlooking the garden, and side access to a long garage. On the first floor there are two double bedrooms and a single, and a re-fitted bathroom suite. Externally the property has lawned gardens to the front and rear, and a driveway for off-street car parking.

Further benefits of the property include UPVC double glazing, new blinds and gas fired central heating. There is also standing height boarded out loft space which has power and light. In our opinion this property should prove to be an ideal home for a variety of buyers and we would strongly recommend an early internal inspection as properties of this style are very rarely available and should prove exceptionally popular.

Broadway is located within Chester le Street town centre itself and therefore offers excellent access to schools, amenities, recreational facilities and motoring links including the A1(m) highway providing access to many of the region's major towns and cities including Newcastle Upon Tyne, Gateshead, Durham, Darlington and Sunderland.











GROUND FLOOR

Porch

Hallway

Living Room

18'5" x 10'9" (5.62 x 3.28)

Kitchen

18'3" x 10'11" (5.58 x 3.33)

FIRST FLOOR

Landing

Bedroom One

12'5" x 9'8" (3.79 x 2.95)

Bedroom Two

9'8" x 9'5" (2.95 x 2.88)

Bedroom Three

9'1" x 6'10" (2.77 x 2.10)

Bathroom

EXTERNALLY

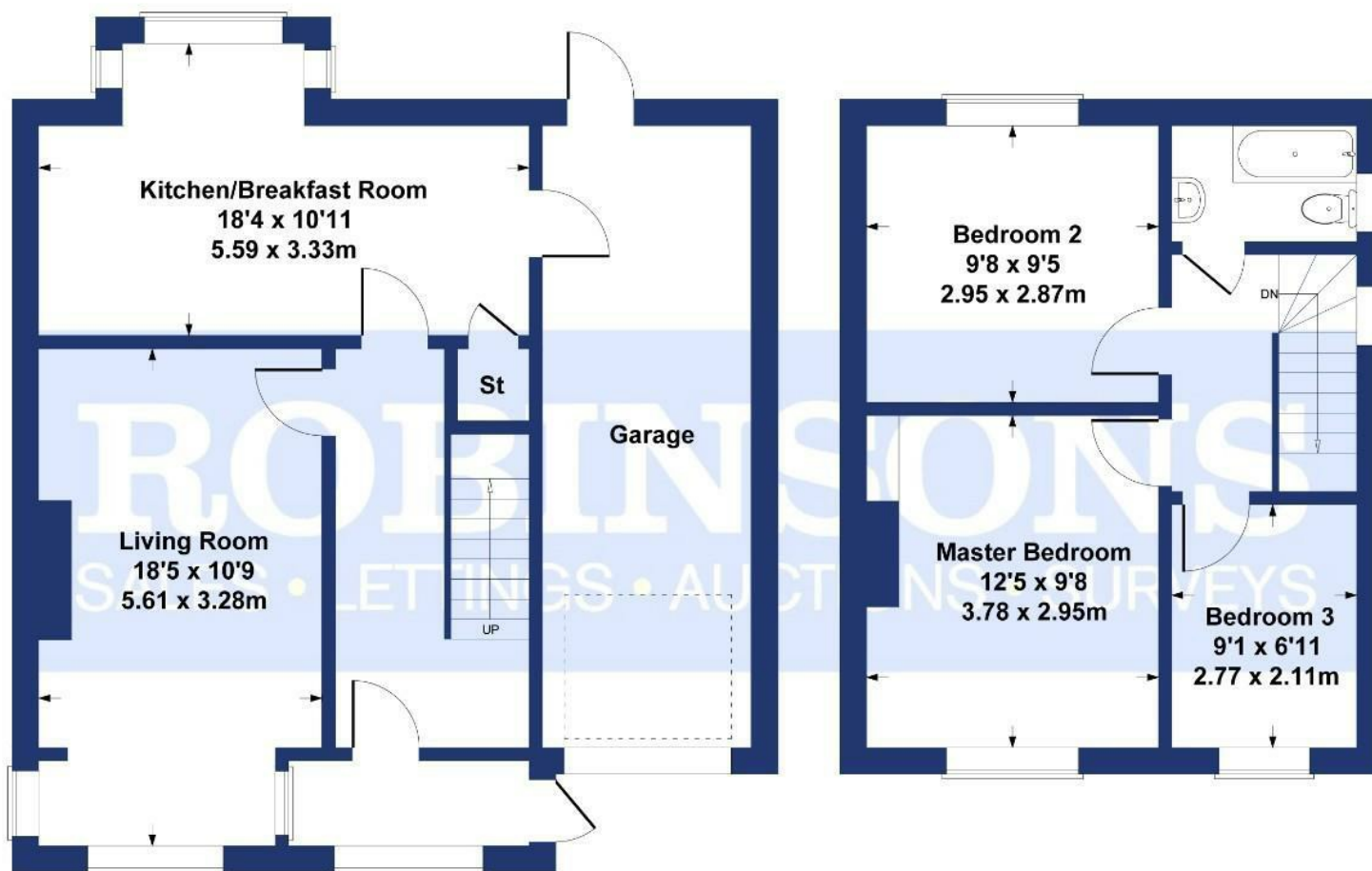
Gardens to Front and Rear

Driveway and Garage



Broadway

Approximate Gross Internal Area
1134 sq ft - 105 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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