



Lyne Close, Perkinsville, DH2 1EP
3 Bed - House - Semi-Detached
£139,950

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Lyne Close Perkinsville, DH2 1EP

* NO CHAIN * BEAUTIFULLY PRESENTED * MUCH IMPROVED * STUNNING NEW BATHROOM SUITE * FANTASTIC GARDEN * VERY SPACIOUS * RARELY AVAILABLE STREET - CUL DE SAC POSITION * NEW DOORS *

Offered to the market with the benefit of no upper chain is this spacious, well maintained, and much improved three bedroomed semi-detached double fronted home.

Occupying a pleasant position with fantastic rear garden, the property has ample dual aspect windows allowing for ample natural light to flow throughout. Internally it is offered to a tremendous standard throughout, and internal viewing should not fail to impress.

The floor plan comprises of: entrance hallway, inviting living room, and an attractive dining kitchen.

To the first floor there are three good sized bedrooms and a simply stunning re-fitted bathroom suite with separate shower cubicle.

Externally there is a garden and driveway to the front of the property. To the side is a useful low maintenance area with shed. To the rear is a fantastic garden with artificial turf, patio area, ground lighting, and a very sunny aspect.

Lyne Close provides good access to schools, local amenities and recreational facilities. Transport links are well served by busses, and those commuting by car have easy access to major towns and cities including Chester le Street, Stanley, Consett, Durham, Gateshead, and Newcastle upon Tyne.











GROUND FLOOR

Entrance Hallway

Living Room

19'3" x 11'8" (5.89 x 3.58)

Kitchen

19'3" x 9'10" (5.89 x 3.00)

FIRST FLOOR

Landing

Bedroom

14'4" x 12'0" (4.39 x 3.68)

Bedroom

12'0" x 10'11" (3.66 x 3.35)

Bedroom

9'10" x 6'11" (3.00 x 2.13)

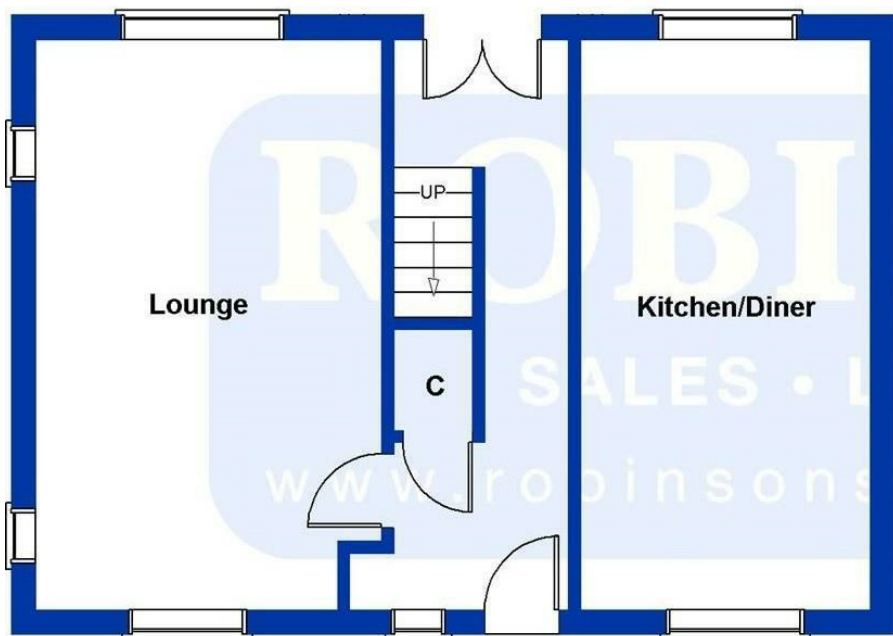
Bathroom

EXTERNALLY

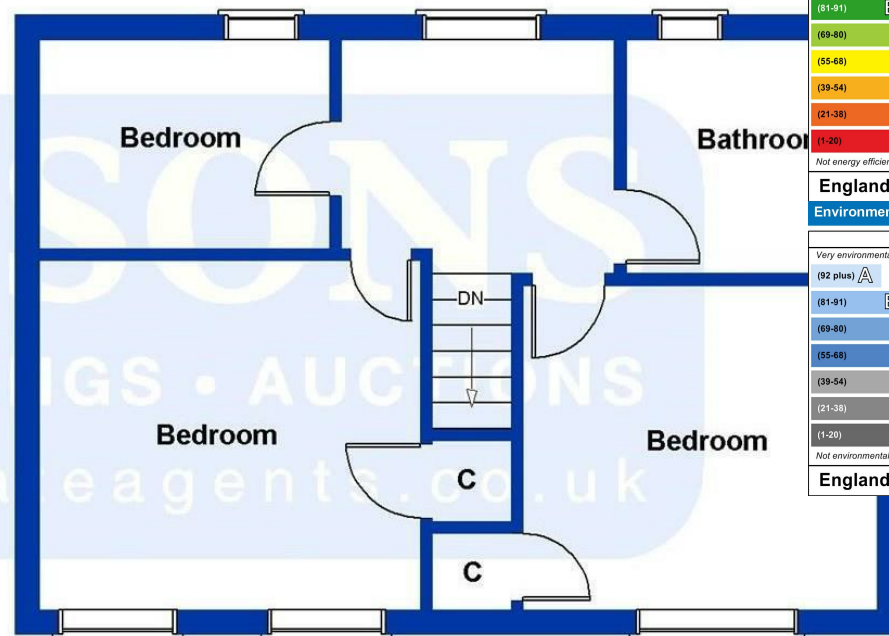
Garden and Driveway to Front

Stunning Rear Garden

Further Garden to Side



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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.



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

