



**STUART
EDWARDS**

48 BULLION LANE, CHESTER LE STREET, DH2 2DP
FOR SALE £125,000

0191 3848440

www.stuartedwards.com

enquiries@stuartedwards.com





FULL DESCRIPTION

Semi detached house, refurbished to the highest of standards. A home ready to move to.

This beautifully presented living accommodation comprises: entrance hallway, lounge with modern wall mounted feature fire and alcove shelving, newly fitted attractive kitchen, rear entrance lobby and newly fitted cloakroom/wc. To the first floor, landing, 2 double bedrooms and newly fitted contemporary bathroom suite.

Externally there's a driveway providing off road parking and there are gardens to the front and rear. The property benefits from a newly installed central heating system, UPVC double glazed windows and doors, white UPVC facias with rainwater goods, re-wiring, new floor coverings and all new internal doors throughout.

Conveniently located and available with no onward chain. Internal inspection is essential.

ENTRANCE

UPVC entrance door leading to small hallway with stairs leading off.



LOUNGE

14' 7" x 12' 6" (4.44m x 3.81m) Double radiator, wall mounted led colour changing electric fire and alcove shelving with concealed lighting.

KITCHEN/DINER

13' x 10' 6" (3.96m x 3.2m) Newly installed extensive range of grey high gloss wall and floor units, incorporating breakfast bar, laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel electric oven with gas hob and extractor hood. Spot lighting and large storage cupboard housing the central heating boiler.



REAR ENTRANCE LOBBY

With UPVC rear entrance door and storage cupboard.

CLOAKROOM/WC

White close coupled wc, wall hung wash hand basin with mixer tap, grey décor panelled walls and anti-slip flooring.

FIRST FLOOR LANDING

BEDROOM 1

14' 8" x 11' 11" (4.47m x 3.63m) Double radiator, spot lighting and built-in cupboard with décor panelled walls.

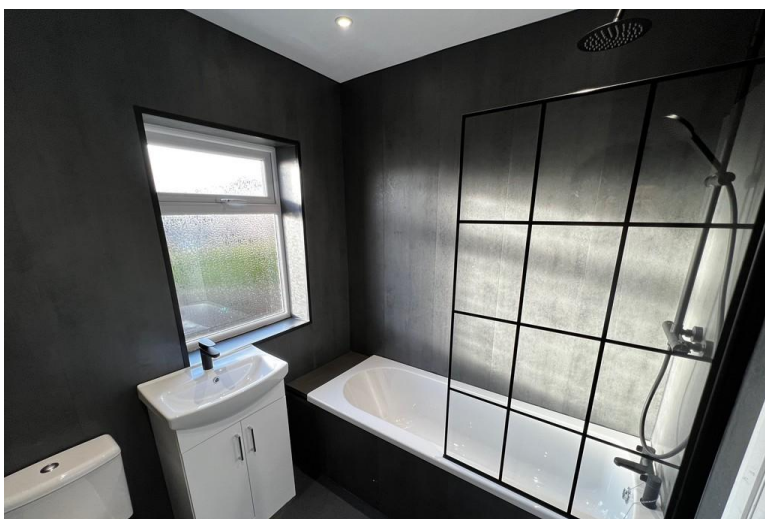


BEDROOM 2

11' 7" x 10' 9" (3.53m x 3.28m) Double radiator and loft access with loft ladder.

BATHROOM

Newly installed white suite comprising: close coupled wc, vanity unit with inset wash hand basin, panel bath with mains fed shower over and stylish glass screen, décor panelled walls, anti-slip floor, modern heated towel rail and laminate ceiling with inset spot lighting.

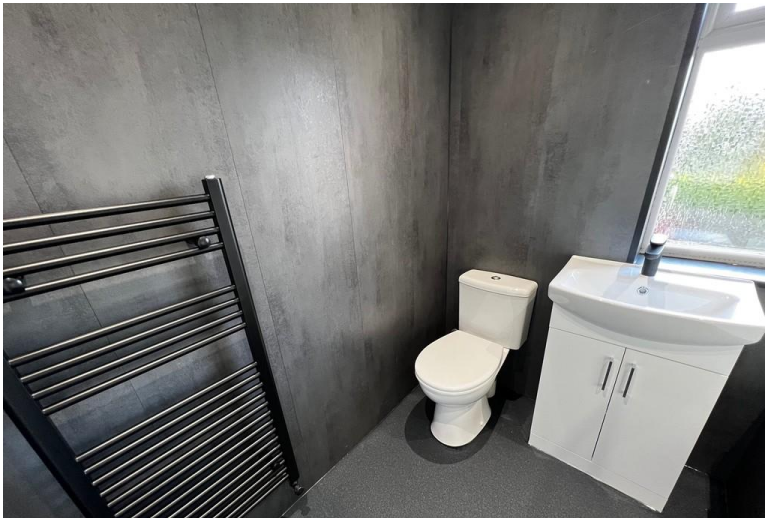


GARDENS

To the front and rear.

DRIVEWAY

Shared driveway to the front providing off road parking.



TENURE - FREEHOLD

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.



VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.