

COPELAND RESIDENTIAL

SALES & LETTINGS



Wanstead Crescent, Chester Le Street, DH3

Offers Over
£165,000

Avant Vanbrugh Gate Estate
Popular Location
New Build
2 Bedroom Semi-Detached
Open Plan Living
Double Off Street Parking
EPC Rating = B (83)



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NEW BUILD / OPEN PLAN LIVING / DOUBLE OFF STREET PARKING - Please welcome to the market this stunning 2 bedroom semi-detached on Wanstead Crescent. Located on the popular Avant Vanbrugh Gate development in Birtley, this amazing property offers an open plan setting with sublime bright and neutral decor throughout. To the first floor are 2 spacious bedrooms and well presented bathroom. To the rear exterior is a large enclosed garden with patio area and gated side access to the front of the property.

Vanbrugh Gate is perfectly located for easy access to the A1, ideal for commuters travelling North to Newcastle and Gateshead as well as the South and Durham. The property is also a short distance from Birtley Town Centre and Chester-Le-Street Town Centre, offering access to an abundance of local amenities.

EPC rating = B (83)

Room Descriptions

Ground Floor Open Plan Living Space

Lounge Area 3.16m x 4.35m / Kitchen/Dining Area 2.77m x 4.38m

Stunning open plan setting with grey ash style laminate flooring throughout and carpeted staircase leading to the first floor as a central feature. Enter via the composite front door into the kitchen with access to WC. The kitchen area consists of a stunning 2-tone contrasting base and wall units with work surfaces, integrated appliances include electric oven, gas hob with overhead extractor and stainless steel splashback, microwave and fridge/freezer, accommodating for freestanding washer, stainless steel sink with mixer tap below a front-facing double glazed window, wall mounted radiator. Pass the staircase on your right to be greeted with a bright and airy lounge area complimented with large bi-folding double glazed patio doors looking out onto the spacious rear garden, wall mounted radiator. Under stairs storage cupboard accommodating for the wifi hub and extra double sockets.

Ground Floor WC 1.85m x 1.51m

Vinyl flooring with full height tiled splashback feature wall, toilet, wash basin, wall mounted heated towel rail.

First Floor Landing

Carpeted landing offering access to 2 bedrooms, bathroom and loft hatch, wall mounted radiator.

Bedroom One 2.79m x 3.78m

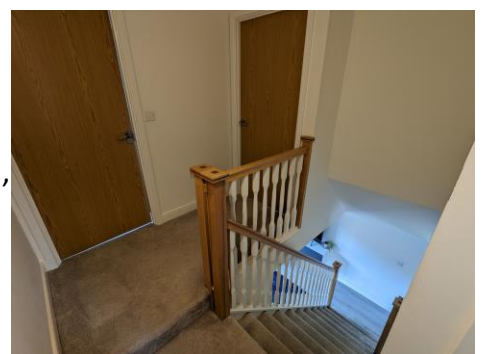
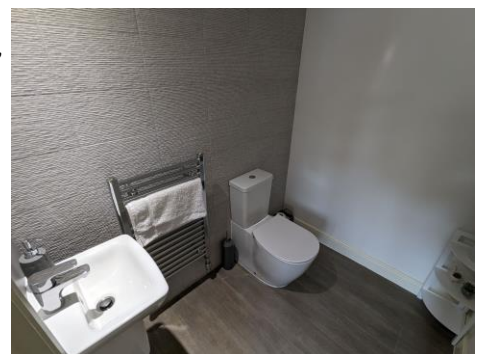
Carpeted, 2 front-facing double glazed windows, wall mounted radiator, large mirrored fitted wardrobe.

Bedroom Two 3.92m x 2.25m

Carpeted, rear-facing double glazed window, wall mounted radiator, built-in cupboard accommodating for combi-boiler.

Bathroom 1.67m x 2.06m

Vinyl flooring with full height tiled splashback above the bath area, 3 piece white bath suite with mains powered shower and glazed shower screen, rear-facing double glazed window, wall mounted heated towel



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rail.

Exterior

Block paved off street parking for 2 cars with side gated access to a larger and spacious enclosed garden to the rear with patio areas.



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