

COPELAND RESIDENTIAL

SALES & LETTINGS



Wythenshawe Walk, Birtley, DH3

Asking Price
£51,250

- 25% Shared Ownership
- T's & C's Apply, Please Call For Further Details
- 3 Bedroom Mid-Terrace
- Less Than 5 Years Old
- Open Plan Living To The Ground Floor
- Bi-Fold Patio Doors
- 2 Allocated Parking Spaces
- Perfect For First Time Buyers



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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25% SHARED OWNERSHIP FOR SALE / PERFECT FIRST TIME BUY - This amazing new-build 3 bedroom mid-terrace on Wythenshawe Walk offers the perfect opportunity for first time buyers struggling to get on the property ladder. Located on the popular Avant Barley Gate development, the property is offered to the market with a 25% shared ownership. The remaining 75% is owned by Thirteen Group. Terms and conditions apply, please call 0191 389 4966 for further details.

Located at the heart of this popular and young estate on the outskirts of Chester-le-Street, the property is perfectly located to take advantage of the local amenities available in both Birtley and Chester-le-Street and is conveniently positioned for commuters to have easy access to the A1. The ground floor has a stunning open plan aspect which flows nicely from the stylish kitchen with contrasting panels to the base and wall units, go past the WC and under stairs cupboard with wifi hub into the light and airy lounge area with bifolding patio doors looking out on a spacious and private rear garden with 2 patio areas along with rear access to allocated parking spaces. The first floor offers 3 spacious bedrooms with a master ensuite and family bathroom. This property truly is perfect for single buyers or couples looking to get on the property ladder.

EPC rating = B (85)

Room Descriptions Open Plan Kitchen (3.64m x 5.22m)/Lounge (2.91m x 5.26m)

Enter via the composite front door with the immediate area fitted with hard waring carpeting. Stunning open plan setting with grey ash parquet style vinyl flooring throughout the kitchen area and carpeted staircase leading to the first floor. The kitchen area consists of a stunning 2-tone contrasting base and wall units with work surfaces and downlights, integrated appliances include electric oven, gas hob with overhead extractor and stainless steel splashback, microwave and fridge/freezer, accommodating for a freestanding washer and dishwasher (available for sale separate to the property), stainless steel sink with mixer tap below a front-facing double glazed window, wall mounted radiator. Pass the WC and under stairs cupboard 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.

WC (0.95m x 1.65m)

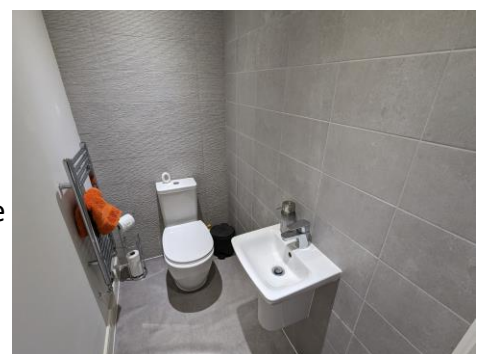
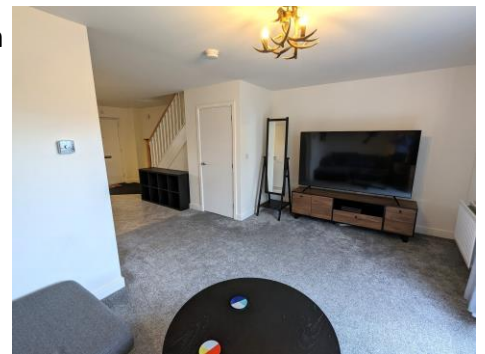
Vinyl flooring with a feature 2 tone full-height tiled splashback. Access to toilet and wash basin. Wall mounted heated towel rail.

First Floor Landing

Carpeted landing offering access to 3 bedrooms, family bathroom, built-in cupboard accommodating for a combi-boiler and loft hatch. Wall mounted radiator.

Bedroom One (4.52m x 2.93m)

Carpeted bedroom with a rear-facing double glazed window and wall



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mounted radiator. A large mirrored freestanding wardrobe will be left.

Access to the ensuite.

Ensuite (2.17m x 1.07m)

Vinyl flooring with a 2 tone full-height tiled splashback, access to toilet, wash basin and shower cubicle with rainfall style mains mixer shower.

Wall mounted heated towel.

Bedroom Two (2.85m x 2.93m)

Carpeted bedroom with a front-facing double glazed window. Wall mounted radiator and a large freestanding mirrored wardrobe which will be left.

Bedroom Three (3.20m x 2.12m)

Carpeted bedroom with a rear-facing double glazed window and wall mounted radiator.

Family Bathroom (1.57m x 2.10m)

Vinyl flooring with contrasting 2 tone full-height tiled splashback. Access to a 3 piece white bath suite with mains mixer shower over the bath and glazed shower screen. Front-facing double glazed window and wall mounted heated towel rail.

Exterior

Small presentable garden to the front while to the rear is a larger enclosed garden with 2 patio areas and rear gated access to 2 allocated parking spaces.



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