

# COPELAND RESIDENTIAL

## SALES & LETTINGS



## Hemel Street, Chester Le Street, DH3

Asking Price  
**£85,000**

Popular Location  
Extended 2 Bedroom Mid-Terrace  
Deceptively Spacious  
No Upper Chain  
Close To Local Amenities + Transport Link  
EPC rating = C (72)



TELEPHONE: 0191 389 4966

E-MAIL: [copelandsaleslettings@gmail.com](mailto:copelandsaleslettings@gmail.com)

WEBSITE: [www.copelandresidential.co.uk](http://www.copelandresidential.co.uk)

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

# COPELAND RESIDENTIAL

## SALES & LETTINGS

**NO UPPER CHAIN / RENTAL INVESTMENT OPPORTUNITY** - This deceptively spacious 2 bedroom mid-terrace is perfectly positioned within walking distance of all the local amenities and transport links Chester-le-Street has to offer. Located on Hemel Street, the house is ideally located a stone's throw from Chester-le-Street train station as well as the town's shops, bars and restaurants. In need of some light modernising, the property briefly consists of a small entrance hallway, lounge and kitchen/diner to the ground floor while to the first floor are 2 bedrooms and bathroom. There is also a small yard to the rear. The property has been a successful rental investment for sometime and could continue to be so with a potential return of £550PCM.

EPC rating = C (72)

### Room Descriptions Hallway

Enter via a UPVC front door into a small carpeted hallway offering access to the lounge and carpeted staircase to the first floor.

### Lounge (4.22m x 2.99m)

Carpeted lounge with a front-facing double glazed window. Wall mounted radiator, electric fireplace with vintage style surround and access to the kitchen/diner towards the rear.

### Kitchen/Diner (4.41m x 4.50m)

Spacious kitchen/diner with laminate flooring, offering access to a generous range of base and wall unit, work surfaces and tiled splashback. Integrated appliances include electric oven, gas hob and overhead extractor. Plastic mould sink with mixer tap below a rear-facing double glazed window. UPVC rear door leading to a small yard. Wall mount radiator.

### First Floor Landing

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

### Bedroom One (3.48m x 3.02m)

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

### Bedroom Two (2.90m x 2.54m)

Laminate flooring with a rear-facing double glazed window, built-in cupboard accommodating for a combi-boiler and wall mounted radiator.

### Bathroom (1.90m 1.72m)

Vinyl flooring with access to a toilet, wash basin and bath with electric shower and full-height tiled splashback, rear-facing double glazed window and wall mounted radiator.

### Exterior

Small enclosed yard to the rear.



# COPELAND RESIDENTIAL

## SALES & LETTINGS

