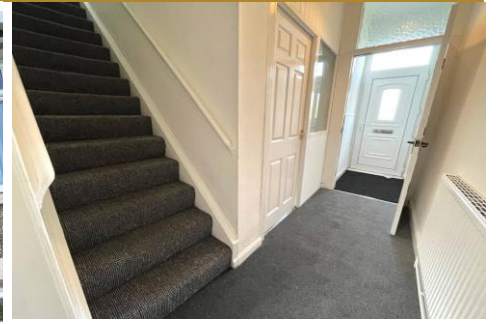


# COPELAND RESIDENTIAL

## SALES & LETTINGS



### North View, Sherburn Hill

Asking Price

**£79,950**

NO Chain, 2 Bedroom End Terrace  
2 Reception Rooms  
Open Plan Dining Room & Kitchen  
2 Double Bedrooms  
Bath & Shower To Bathroom  
South Facing Rear Yard  
Stunning Views To Front  
NO CHAIN



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

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## SALES & LETTINGS

RECENTLY FULLY DECORATED WITH NEW FLOORING TO MOST ROOMS / CHAIN FREE / EXCELLENT POTENTIAL RENTAL INVESTMENT - Check out this 2 bedroom end-terrace property on North View, Sherburn Hill. Located just 15 minutes from Durham City Centre, this deceptively spacious property sits on the outskirts of the village looking out onto the stunning County Durham Countryside.

To be sold with no upper chain, the property briefly comprises of: Entrance porch/hall, lounge, kitchen/diner, 2 double bedrooms, bathroom and yard to the rear. The property is ideal as a first time buy or rental investment with the potential to achieve £550PCM

Offering 2 reception rooms both of excellent size, a cosy lounge is located to the front and the rear reception room is open plan to the kitchen. Both bedrooms are superb sizes and are large enough for a vast array of bedrooms furnishings. To the bathroom bath and shower facilities are provided.

Externally a south facing yard offers twin brick storage areas. Excellent countryside views are to the front. CHAIN FREE, CLEAN AND READY TO RENT. Both CP12 and EICR are in place.

EPC rating = D (59)

### Room Descriptions

#### Entrance Porch/Hall

UPVC front door leading to a carpeted porch and onto an entrance hall. Offering access to lounge, kitchen/diner and carpeted staircase to the first floor. Wall mounted radiator.

Lounge 10' x 11'3 (3.05m x 3.46m)

Carpeted, front-facing double glazed window, cast fireplace feature, wall mounted radiator.

Kitchen/Diner 15' x 15' (4.58m x 4.60m)

Carpeted to the dining area while the kitchen area has laminate flooring, range of base and wall kitchen units with work surfaces and tiled splashback, space to accommodate for freestanding oven, washing machine, dryer and fridge/freezer, combi-boiler, stainless-steel sink with mixer tap below a rear-facing double glazed window, cast fireplace feature, built-in cupboard space, small corridor leading to access for rear yard, wall mounted radiator.

#### First Floor Landing

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

Bedroom One 10'4 x 15' (3.19m x 4.60m)

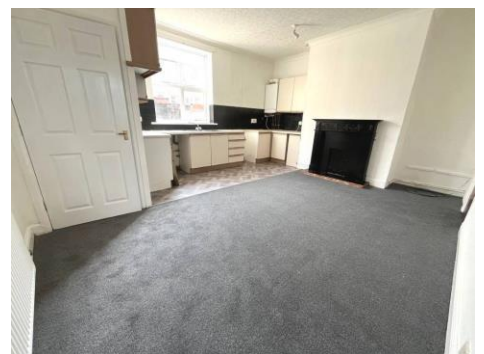
Carpeted bedroom with a front-facing double glazed window, built-in cupboard space and wall mounted radiator.

Bedroom Two 14'9 x 10'4 (4.56m x 3.19m)

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

Bathroom 5'8 x 10'6 (1.77m x 3.24m)

Vinyl flooring with 3-piece white bath suite, electric shower over the bath



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with tiled splashback, rear-facing double glazed window and wall mounted radiator.

Exterior

Generous sized yard to the rear with outbuilding.



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