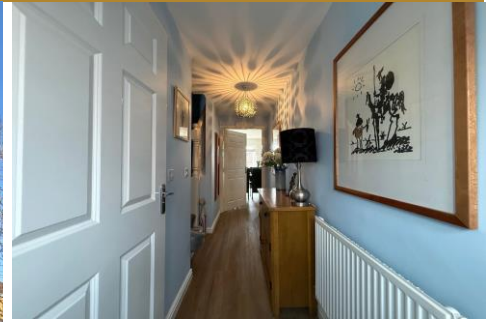


# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Maddison Gardens, Birtley, DH3

Asking Price

**£215,000**

4 Bedroom Townhouse  
Open Plan Kitchen / Diner / Living Room To Ground Floor  
1st Floor Reception Room Potential 5th Bedroom  
En-Suite To Bedroom 1  
3 Bedrooms & Bathroom To 2nd Floor  
Private Rear Garden  
Parking & Garage



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

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SUPERB SIZED 4 BEDROOM TOWN HOUSE. KITCHEN / DINER WITH FAMILY ROOM. WC FACILITIES ON ALL FLOORS. WESTERLY FACING REAR GARDENS. DRIVE & GARAGE.

Set on the established Maddison Gardens development, this 4 bedroom town house offers superb value providing a spacious layout with the flexibility of use rooms for additional uses. A recently installed composite door leads you into the hallway which flows through to the superb sized kitchen / dining room and additional family living area. LVT flooring is installed throughout the larger ground floor rooms. An abundance of natural light floods the rear of the ground floor with the addition of French doors which provide access to the rear gardens. A wide range of wall and base units are to the kitchen along with integrated cooking appliances, dishwasher and space for washing machine and fridge freezer. The ground floor living area provides a perfect space to relax or entertain just off the kitchen area and could be used as your main reception room while the children enjoy the space of the upper floor bedrooms. Ground floor WC facilities are off the ground floor hallway. Stairs lead to the 1st floor where the official living room is located. Again offering French doors with a Juliette style balcony and additional window provide superb westerly facing views. The living room if required could make a perfect bedroom if you did require 5 bedrooms. Also found on the 1st floor is bedroom 1. Boasting a range of fitted wardrobes, this spacious bedroom is also complimented by a good sized en-suite shower room. To the 2nd floor you can find 3 further bedrooms and the family bathroom. 2 of the bedrooms are great size doubles and bedroom 4 has been used as a dressing room. Fitted wardrobes are to bedrooms 2 & 4. Externally, an enclosed easy maintained garden is to the rear. With a westerly aspect to catch the sun, this space makes for a perfect private area to relax or entertain. A gate to the rear leads to the driveway and larger than average garage. Areas that can be used for additional parking is found close to the property which is not allocated.

Maddison Gardens is set in a convenient location within Birtley close to Durham Road shopping facilities, leisure/swimming centre, schools and easy access to Gateshead, Newcastle, Chester le Street, Durham and A1 with both Northern and Southern destinations.

Property comprises.

Entrance Hall. Accessed via a recently installed composite door, radiator, hard wired smoke alarm, LVT flooring and stairs to 1st floor.

Ground Floor WC. Double glazed window to front, hand basin, WC, laminate flooring and radiator.

Kitchen / Dining / Living Room. 27'5 x 14'8 at widest point (8.35m x 4.47m). This 'L' shaper room features French doors to rear, double glazed windows to front and rear, wide range of wall and base units, integrated oven, hob, extractor fan, dishwasher, space for washing machine and fridge freezer, LVT flooring, TV point, radiators and storage cupboard



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under stairs.

1st Floor Landing. Hard wired smoke alarm and stairs to 2nd floor.

1st Floor Lounge. French doors to Juliette style balcony, double glazed windows providing excellent views, radiator and tv point.

Bedroom 1. 12'4 x 8'4 (3.76m x 2.53m) Double glazed window to front, fitted wardrobes, radiator and tv point.

2nd Floor Landing. Hard wired smoke alarm, loft access and water tank cupboard.

Bedroom 2. 14'4 x 8'5 (4.36m x 2.56m) Double glazed window to front, radiator and tv point.

Bedroom 3. 12'9 x 8'4 (3.89m x 2.53m) Double glazed window to rear with views, fitted wardrobes, radiator and tv point.

Bedroom 4. 8'9 x 4'2 (2.67m x 1.28m) Currently used as a dressing room, fitted wardrobes could be removed to create more space, radiator.

Bathroom. 6'7 x 6'3 (2m x 1.90m) Double glazed window to front, WC, hand basin, bath with shower attachment, part tiled walls, extractor fan and radiator.

Garage. 18'9 x 9'3 (5.71m x 2.82m) Up and over door, lights and power.

Externally and small garden is to the front along with none allocated parking opportunities. The rear garden is westerly facing and split level, this private space is mainly paved and gravelled for easy maintenance. A gate leads to the rear where further parking and a garage can be found.



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