

# COPELAND RESIDENTIAL

## SALES & LETTINGS



**St. Cuthberts Avenue, Chester Le Street, DH3**

Offers Over  
**£210,000**

Prime Location  
Close To Town Centre  
Rare To The Market  
Chain Free  
Semi-Detached Bungalow  
3 Reception Rooms Including A Conservatory  
Beautifully Presented Rear Garden With Recently Fitted Decked Area  
Tenure: Freehold



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

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CHAIN FREE / RARE TO THE MARKET / HOLMLANDS PARK LOCATION - We are delighted to offer to the market a very rare opportunity on the exclusive and highly desirable estate of Holmlands Park. This deceptively spacious SEMI-DETACHED BUNGALOW on St Cuthberts Avenue is to be sold chain free! Perfectly located at the heart of Chester-le-Street, the bungalow sits within easy access of all the amenities the town has to offer including excellent transport links by bus and by train.

The bungalow is a deceptively spacious property with 3 reception rooms including a lounge with a large bay window, separate dining room to the centre of the property and spacious conservatory to the rear overlooking a recently fitted large decked area and beautifully presented garden.

There are 2 double bedrooms with generous fitted wardrobes and a spacious bathroom with a corner bath and separate shower cubicle with a mains mixer shower. The kitchen towards the rear offers ample storage and work space as well as including a integrated dishwasher and fridge/freezer.

The front exterior offers a large block paved private drive for 2 vehicles as well as a well-presented garden and gated side access to the rear. While to the rear is a larger, more private and beautifully presented garden with a pagoda and a recently fitted, large elevated decked area which is the perfect sun trap. Early viewings are recommended as we anticipate high demand.

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Room Descriptions Hallway

Enter via a UPVC front door into a small carpeted hallway with immediate access to the lounge and bedroom one.

Lounge 10' x 13'4

Carpeted spacious lounge with a large front-facing UPVC double glazed bay window. Gas fireplace and wall mounted radiator. Access to the dining room to the rear.

Dining Room 8'9 x 7'5

Carpeted dining room at the centre of the house. With immediate access to the bathroom, kitchen, conservatory and bedroom two.

Conservatory 4'1 x 13'5

Enter via the double UPVC French doors into a spacious conservatory with laminate flooring and UPVC double glazed windows to the most part with a second set of UPVC French doors for access to the decked area towards the rear. Wall mounted radiator.

Kitchen 9'4 x 10'

Tiled flooring, access to a range of base and wall fitted units with contrasting work surfaces and tiled splashback. Space for a freestanding electric cooker with fitted overhead extractor. Space for a washing machine. Integrated dishwasher and fridge/freezer. Enclosed combination boiler. Composite mould one-and-a-half sink with mixer tap



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below a side-facing UPVC double glazed window looking into the conservatory. Additional rear-facing UPVC double glazed window and UPVC door for access to the rear garden. Wall mounted radiator.

Bedroom One 10'6 x 8'7

Carpeted bedroom with a large front-facing UPVC double glazed window, fitted wardrobes and wall mounted radiator.

Bedroom Two 11'2 x 10'5

Carpeted bedroom with a large rear-facing UPVC double glazed window looking into the conservatory. Fitted wardrobes and bedside unit, wall mounted radiator.

Bathroom 8'8 x 6'7

Tiled flooring and full-height tiled splashback for the most part. Access to a toilet, wash basin, corner bath and separate shower cubicle with a mains mixer shower and full-height cladding splashback. Side-facing UPVC double glazed window, wall mounted radiator and loft hatch.

Exterior

To the front is a large private enclosure with a block paved double drive and well-maintained garden. Gated side access to the rear. To the rear is a larger, more spacious, private and beautifully presented garden with a recently fitted elevated decked area. The garden contains a pagoda, outbuildings and outdoor tap.



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