

# COPELAND RESIDENTIAL

## SALES & LETTINGS



## Oak Lea, Witton Gilbert, DH7

Asking Price

**£110,000**

Popular Village Location

2 Bedroom Semi-Detached

Gardens To The Front And Rear With A Large Garden To The Rear

Spacious Lounge/Diner

Chain Free

Tenure: Freehold

Council Tax Band: A

EPC Rating: D



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.

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2 BEDROOM SEMI-DETACHED IN POPULAR VILLAGE LOCATION TO BE SOLD CHAIN FREE

Sitting at the heart of the popular County Durham village of WITTON GILBERT sits this 2 bedroom semi-detached on Oak Lea. Close to the village centre, the property sits within easy access of local amenities and transport links to Durham City.

To be sold chain free, the property briefly comprises of a spacious lounge/diner with 2 double glazed windows and a kitchen with space for a freestanding range style cooker to the ground floor, while to the first floor are 2 spacious double bedrooms with a built-in wardrobe for the master and separate bathroom. There is also access to a partially converted loft space with a large velux skylight and accommodates for a Baxi combination boiler. To the exterior is a well-presented and enclosed front garden with gated access to a much larger and private garden to the rear, along with a decked area and large shed towards the rear with power and lighting.

This lovely home is perfect for a first time buyer looking to make their first step onto the property ladder.

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Room Descriptions Hallway

Enter via a UPVC front door into a small hallway with laminate flooring, offering access to a lounge/diner, kitchen and flight of stairs with a decorative carpet runner leading to the first floor.

Lounge/Diner 11'2 x 18'7 (3.41m x 5.69m)

Spacious lounge/diner with laminate flooring, 2 front-facing UPVC double glazed windows and 2 wall mounted radiators.

Kitchen 7'2 x 15'8 (2.19m x 4.81m)

Tiled flooring with access to a range of base fitted units, work surfaces and a white gloss brick effect tiled splashback. Space for a freestanding range style oven with fitted overhead extractor. Additional spaces for a washing machine and fridge/freezer. Ceramic sink with mixer tap below a rear-facing UPVC double glazed window. UPVC door leading to the rear garden. Vertical wall mounted radiator.

First Floor Landing

Laminate flooring with a side-facing UPVC double glazed window.

Offering access to 2 double bedrooms, bathroom and loft hatch.

Bedroom One 14' x 9'6 (4.26m x 2.92m)

Laminate flooring with a front-facing UPVC double glazed window. Built-in wardrobe and wall mounted radiator.

Bedroom Two 12' x 8'5 (3.65m x 2.59m)

Laminate flooring with a front-facing UPVC double glazed window and a wall mounted radiator.

Bathroom 5'4 x 6'7 (1.64m x 2.04m)

Tiled flooring with a full-height tiled splashback over the bath area.



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Access to a toilet, vanity unit with fitted wash basin and black mat finish mixer tap, along with matching black mat mixer rainfall style shower and mixer tap for the bath. Rear-facing UPVC double glazed window and wall mounted black mat finished heated towel rail.

Converted Loft Room 9'3 x 18'6 (2.83m x 5.66m)

Partially converted loft space with a rear-facing Velux skylight. Also accommodate for a Baxi combination boiler.

Exterior

Enclosed and well-presented garden to the front with gated side access to a larger and private garden to the rear with decked area and large shed with power and lighting.



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