



71 Tantallon, Chester Le Street, DH3 2JG

£199,950

Very well presented and exceptionally spacious extended semi- detached house situated on Tantallon, within the popular Vigo estate. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The property is freehold and Extras are negotiable. The accommodation comprises; entrance porch, ground floor cloakroom/ WC, living room with a living flame effect gas fire and open access into the dining room which has French doors opening onto the rear garden, breakfasting kitchen with high gloss units and integrated appliances, man cave/ snug with acoustic flooring. The first floor landing provides access into the master bedroom with fitted wardrobes, an en-suite with an over sized shower unit, three further bedrooms and family bathroom. There are gardens to the front and the rear and a driveway to the front providing ample off street parking. Viewings are highly recommended to appreciate this beautiful family home.

Entrance Porch

A uPVC front entrance porch provides access into the living room.

Guest Cloakroom/ WC



Low level WC, towel warmer, laminate flooring, window and extractor.

Living Room

17'8" x 15'1" (5.41 x 4.61)



Coving to the ceiling, living flame effect gas fire with a louis style surround, marble insert and hearth, under stairs recess for storage, 2 vertical radiators, floor to ceiling bay window overlooking the front aspect and open access into the dining room.

Dining Room

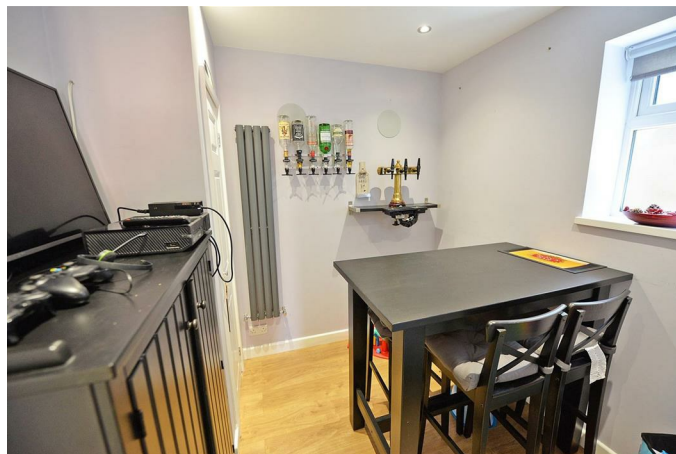
10'7" x 8'7" (3.23 x 2.63)



Coving to the ceiling, double radiator and French doors opening onto the rear garden.

Snug/ Man Cave

7'8" x 7'7" (2.35 x 2.33)



Acoustic flooring, integrated spotlights, built in cupboard housing the boiler and a window overlooking the side aspect.

Breakfasting Kitchen

17'9" x 10'7" (5.42 x 3.23)



Base and eye level units in high gloss finish with carrion work surfaces, an integrated double oven, single sink which is plumbed for an integrated dishwasher and washing machine, integrated fridge and freezer, central island with an integrated induction hob and chimney style cooker hood, two vertical radiators, window and French doors opening onto the rear.

Master Bedroom

16'9" x 7'8" (5.13 x 2.36)



Fitted wardrobes with over head storage, radiator, loft access and a window overlooking the front elevation.

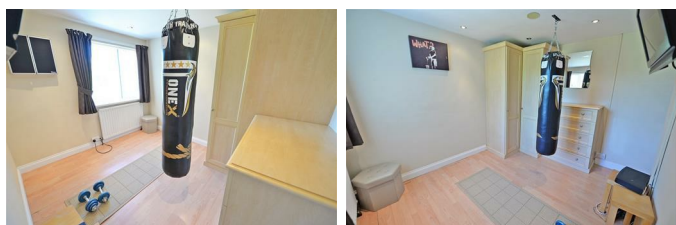
En-Suite



An over sized shower cubicle, low level WC, vanity hand wash basin, PVC cladding to the walls, laminate flooring, towel warmer, extractor and a window to the rear.

Bedroom Two

12'1" x 8'2" (3.70 x 2.51)



Built in wardrobes, single radiator, window overlooking the front elevation.

Bedroom Three

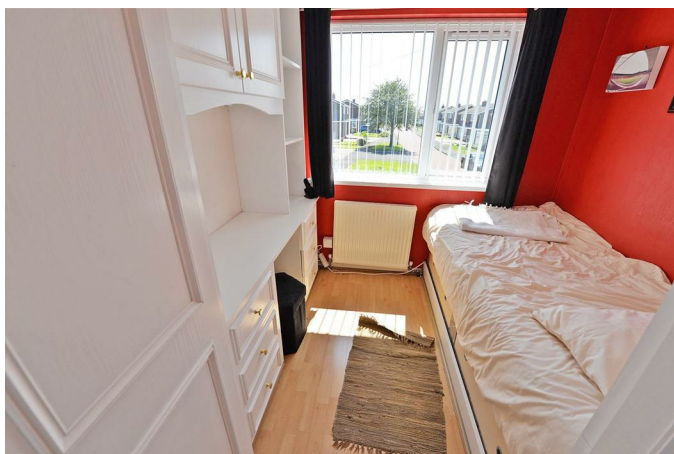
10'4" x 8'8" (3.16 x 2.66)



Fitted wardrobes, built in cupboard, laminate flooring, single radiator and a window overlooking the rear elevation.

Bedroom Four

6'11" x 6'7" (2.13 x 2.02)



Radiator, window overlooking the front elevation.

Family Bathroom



Pea shaped bath with waterfall shower over, pedestal wash basin, low level WC, PVC cladding to the walls, laminate flooring, vertical radiator, window to the rear.

External



There is a garden and driveway to the front of the home, with inbuilt down lights which are on a sensor or can be used via a switch in the porch. To the rear of the property there is a low maintenance garden with an astro-turf lawn, paved pathways and patio area with remote dimmable lights and a raised decked sun terrace with 6m x 3m sun awning on the rear wall which covers the decking. There is also a garage with a roller door.

Property disclaimer

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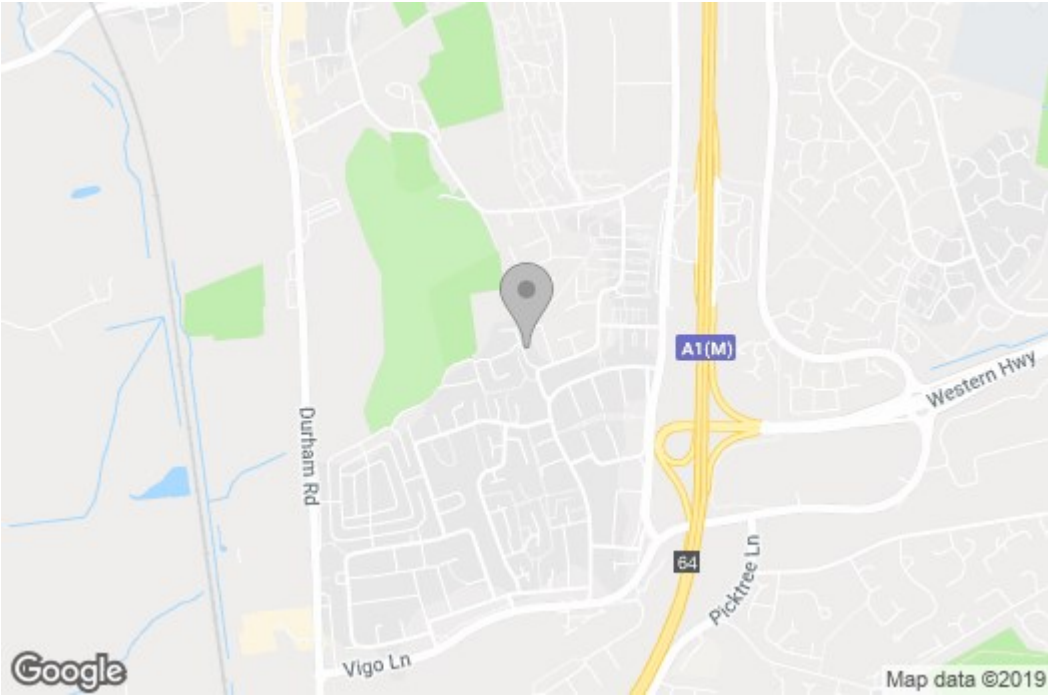
systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Tenure

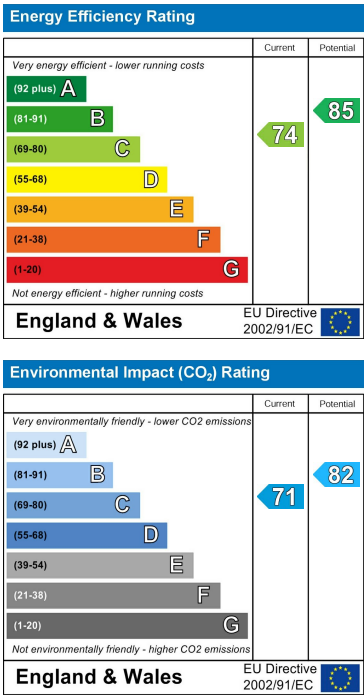
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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