



West Drive, DH2 2XH
2 Bed - House - Mid Terrace
£132,000

ROBINSONS
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*** NO CHAIN * NEW FLOORING THROUGHOUT * RE-PAINTED * FANTASTIC POSITION ON THIS SOUGHT AFTER DEVELOPMENT * DRIVEWAY FOR TWO CARS * TWO DOUBLE BEDROOMS * FREEHOLD * UPGRADED BOILER WITH WARRANTY ***

Occupying a cul-de-sac position on the traditionally sought after executive style modern residential development, we offer to the market this attractive and upgraded home with driveway for two cars. Internally the property is deceptively spacious and has a floor plan comprising of; entrance hall with stairs to first floor, kitchen, large inviting lounge with French doors to rear garden, to the first floor there are two double bedrooms (with sliding wardrobes and ample storage) and a family bathroom, the loft is boarded for storage, with built in loft ladder and light. Externally there is a garden and driveway to the front, and to the rear is an enclosed lawned garden with shed.

In our opinion the property should appeal to a wide variety of potential purchasers as it has excellent access to schools, amenities, recreational facilities and major motoring links providing route to many of the regions major towns and cities. Viewings can be arranged via our Chester-le-Street town centre office on 0191 3873000.



GROUND FLOOR

Entrance Hallway

Lounge

12'11" x 12'5" (3.96m x 3.81m)

Kitchen

11'8" x 6'3" (3.58m x 1.91m)

FIRST FLOOR

Landing

Bedroom 1

12'7" x 9'4" max (3.84m x 2.87m max)

Bedroom 2

10'7" x 8'9" max (3.23m x 2.69m max)

Bathroom

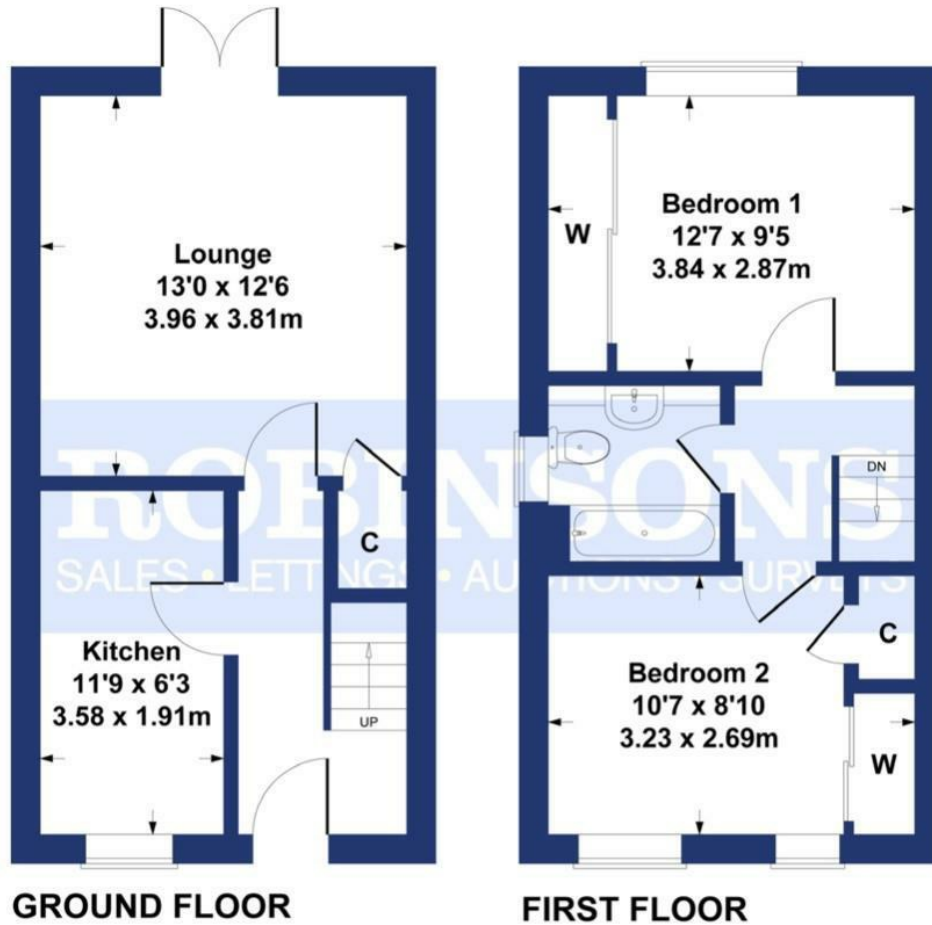
NB

The vendor has informed us property has had a new Vaillant boiler installed in September 2018 which still has 3 years warranty and has five active heating.





Approximate Gross Internal Area
631 sq ft - 59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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