



 SevenKeys

Grampian Avenue, Chester Le Street, Co.Durham

£120,000

- Three Bedroom Mid Terrace House
- Gas Central Heating
- UPVC Double Glazing
- Large Kitchen/Diner
- Modern Fitted Bathroom
- Newly Paved Gardens
- Close to Town Centre
- Close to Local Schools



SEVEN KEYS welcome to the market this well presented three bedroom mid terrace, providing excellent accommodation for a first time buyer, an individual, couple or indeed family. The property is well suited for those seeking a central position and ideal for the town centre, local amenities, railway station, schools and road links. Internally the property provides entrance hall, lounge, large kitchen/dining with access to the rear yard, whilst to the first floor there are three bedrooms and family bathroom fitted with three piece suite. Externally, the property benefits from recently laid paving to the front and rear with the addition of new fencing installed.

Book your viewing online today at [SevenKeys.co.uk](http://SevenKeys.co.uk).

#### ENTRANCE HALL

Entered via modern composite door, leading into hallway with laminate flooring and storage cupboard under the stairs.

#### LIVING ROOM

13' 6" x 13' 1" (4.14m x 3.99m) Located at the front of the property, feature fireplace set into the chimney breast, double glazing bay window, radiator and carpet.

#### KITCHEN

20' 4" x 9' 5" (6.20m x 2.88m) Recently fitted kitchen with a range of wall and base units. Stainless steel sink with drainer and mixer tap, gas hob, integrated oven, plumbing for washing machine, extractor hood, laminate flooring, double glazing and access into the rear garden.

#### BEDROOM ONE

14' 3" x 13' 1" (4.36m x 4.01m) Generous double bedroom with double glazed windows, radiator and carpet.

#### BEDROOM TWO

14' 3" x 9' 5" (4.35m x 2.88m) Generous double bedroom with double glazed windows, radiator and carpet.

#### BEDROOM THREE

10' 5" x 9' 2" (3.20m x 2.81m) Located at the front of the property, double glazed window, carpet, radiator and storage cupboard.



## BATHROOM

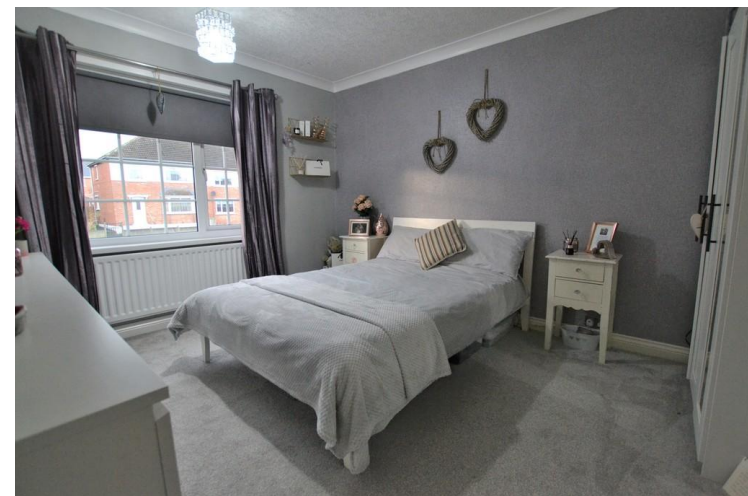
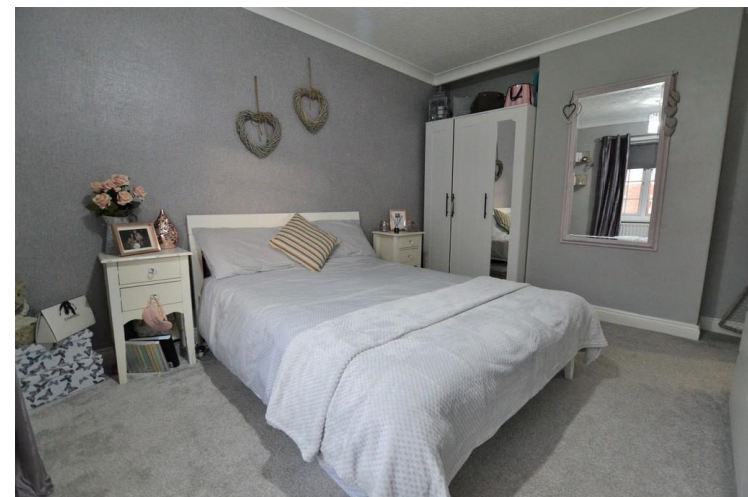
Impressive modern fitted bathroom, consisting of low-level toilet, vanity unit and wash basin, bath with overhead shower and towel radiator. Light entered via frosted glass window.

## EXTERNAL

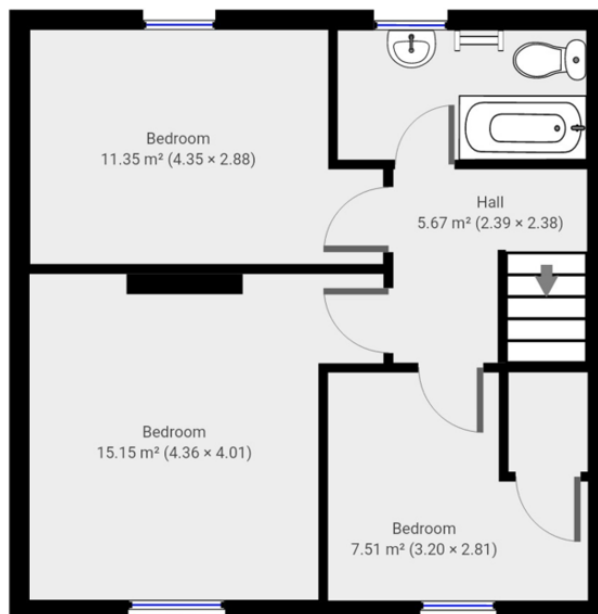
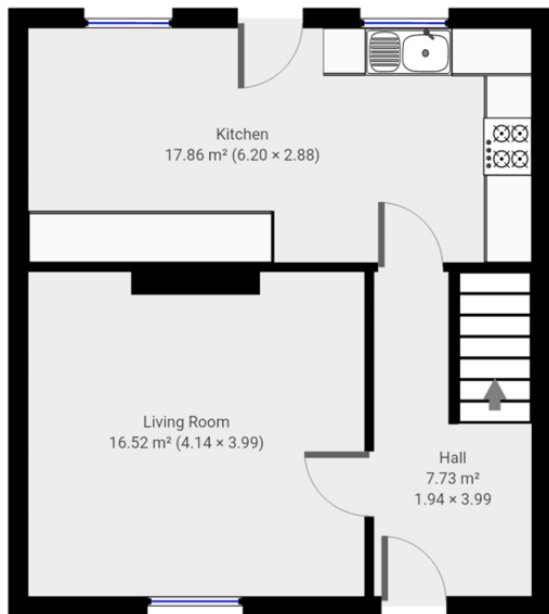
The property benefits from gardens to both the front and rear with newly laid paving and newly installed fence.











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### COUNCIL TAX BAND

Tax band

### TENURE

### LOCAL AUTHORITY

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements