



Lindom Avenue, Chester Le Street, DH3 3PP  
5 Bed - House - Semi-Detached  
£300,000

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# Lindom Avenue

## Chester Le Street, DH3 3PP

\* AN ABSOLUTELY STUNNING FAMILY HOME \* EXTENDED \* MUCH IMPROVED - RE-FITTED KITCHEN, BATHROOM AND JACK AND JILL SHOWER ROOM \* LOVELY FLOORING THROUGHOUT \* TWO RECEPTION ROOMS \*

One of the finest properties we have had the pleasure of marketing in recent memory. This rarely available five bedroom family home is located on what has traditionally proven to be an incredibly sought after street. Internally, the home has been much updated throughout, but remains much charm and character. Early viewing is strongly advised on what should be an incredibly popular property.

The floorplan comprises of: entrance hallway and lobby, comfortable lounge with bow window, separate dining / family room, tremendous fitted kitchen with large centre island, a feature landing, five bedrooms - one currently being used as a walk-in wardrobe, and two having access to a Jack and Jill en-suite, and a gorgeous refitted bathroom.

Externally there is parking for 2-3 cars at the front, which leads to a longer than average garage. To the rear is an enclosed garden with patio area.

Lindom Avenue is an established street conveniently situated within walking distance of the range of shops and facilities in Chester le Street town centre. Chester le Street is a town in County Durham and is located 11 miles south of Newcastle and 8 miles north of Durham. There are a wide range of shops, schools and amenities within easy reach along with scenic walks.











## GROUND FLOOR

### Entrance Hallway

### Lounge

15'7 x 14'2 into bay (4.75m x 4.32m into bay)

### Dining / Family Room

15'10 x 12'1 (4.83m x 3.68m)

### Stunning Kitchen

19'9 x 13'3 (6.02m x 4.04m)

## FIRST FLOOR

### Feature Landing

### Bedroom

13'10 x 9'6 into bay (4.22m x 2.90m into bay)

### Bedroom

11'3 x 12'7 (3.43m x 3.84m)

### Bedroom

11'9 x 10'10 (3.58m x 3.30m)

### Jack and Jill Shower Room

### Bedroom

13'3 x 9'2 into bay (4.04m x 2.79m into bay)

### Bedroom

11'3 x 8'6 (3.43m x 2.59m)

### Re-Fitted Family Bathroom

## EXTERNALLY

Off-Street Parking via Driveway to Front

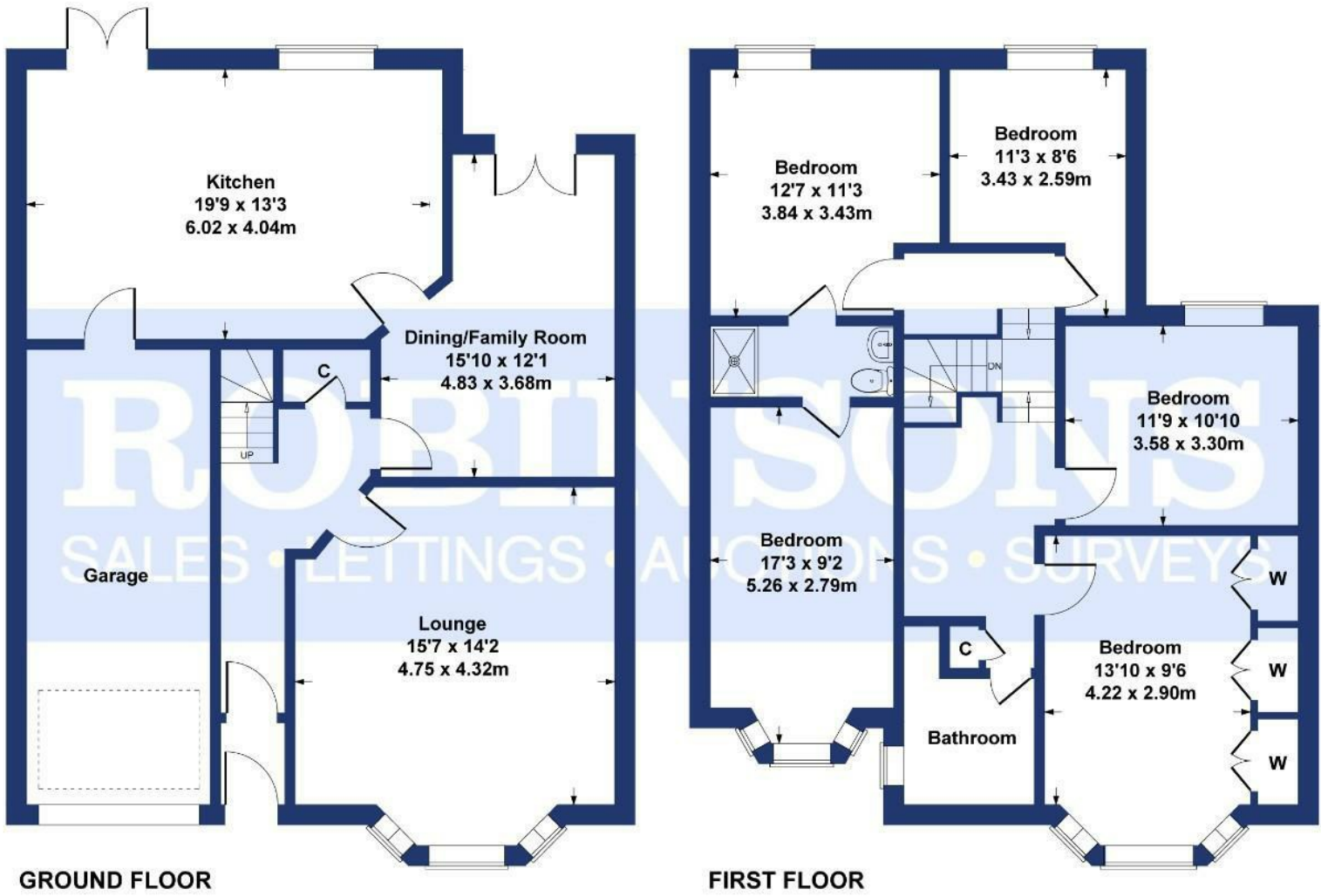
Longer Than Average Garage

Enclosed Rear Garden with Patio Area



# Lindom Avenue

Approximate Gross Internal Area  
1929 sq ft - 179 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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