



**76 Bullion Lane, Chester Le Street, DH2 2DR**

**Guide price £70,000**

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Moovd Online Property Auctions are pleased to offer For Sale via Option A – Unconditional Online Auction, this well presented, three-bedroom end-terrace on 24th April 2025. Offered with vacant possession, this superb home, with spacious garden will suit a range of potential buyers.

The layout briefly comprises hallway with staircase to first floor, large lounge and modern kitchen/diner, including a range of fitted base and wall units with contrasting surface. To the rear of the property is a lobby with useful storage cupboard and access to both the garden and white family bathroom. Upstairs is a storage cupboard and three good sized bedrooms. The property benefits from UPVc double glazing, combi boiler and large gardens to both front and rear.

Within walking distance to Chester le Street, this fantastic home is conveniently located for excellent schooling, with a range of both Primary and Secondary Schools. With endless local amenities close by including Tesco, Aldi, Costa Coffee and many others, everything really is 'on the doorstep'. Countryside walks are accessible with Waldrige Fell and the Riverside Park within one mile. The train station is only a minutes walk and nearby A1M directly accessible, making the property perfect for a commuter.

Suited to a family, first time buyer or investor seeking a BTL investment, matched with a realistic asking price, we anticipate high interest. Viewings strictly by appointment only.

### Hallway

UPVc front door, staircase to first floor.

### Lounge 14'5" x 13'4" (4.40 x 4.07)

UPVc double glazed window to front, radiator.

### Kitchen/ Diner 17'7" x 7'3" (5.36 x 2.21)

UPVc double glazed window to rear, storage cupboard, fitted with a range of base and wall units with contrasting work surface, stainless steel sink with mixer tap and drainer unit, integrated oven and gas hob, extractor hood, wall mounted combi-boiler, plumbed for washing machine, radiator.

### Rear Lobby

UPVc door into rear garden, storage cupboard.

### Family Bathroom

UPVc double glazed frosted window to side, white suite including paneled bath with electric shower over, pedestal hand basin, WC, extractor fan, radiator, tiles to walls and floor.

### Landing

Storage cupboard, staircase to ground floor.

### Bedroom 1 11'10" x 10'8" (3.61 x 3.27)

UPVc double glazed window to front, radiator.

### Bedroom 2 10'9" x 8'8" (3.28 x 2.65)

UPVc double glazed window to rear.

### Bedroom 3 8'1" x 6'3" (2.48 x 1.93)

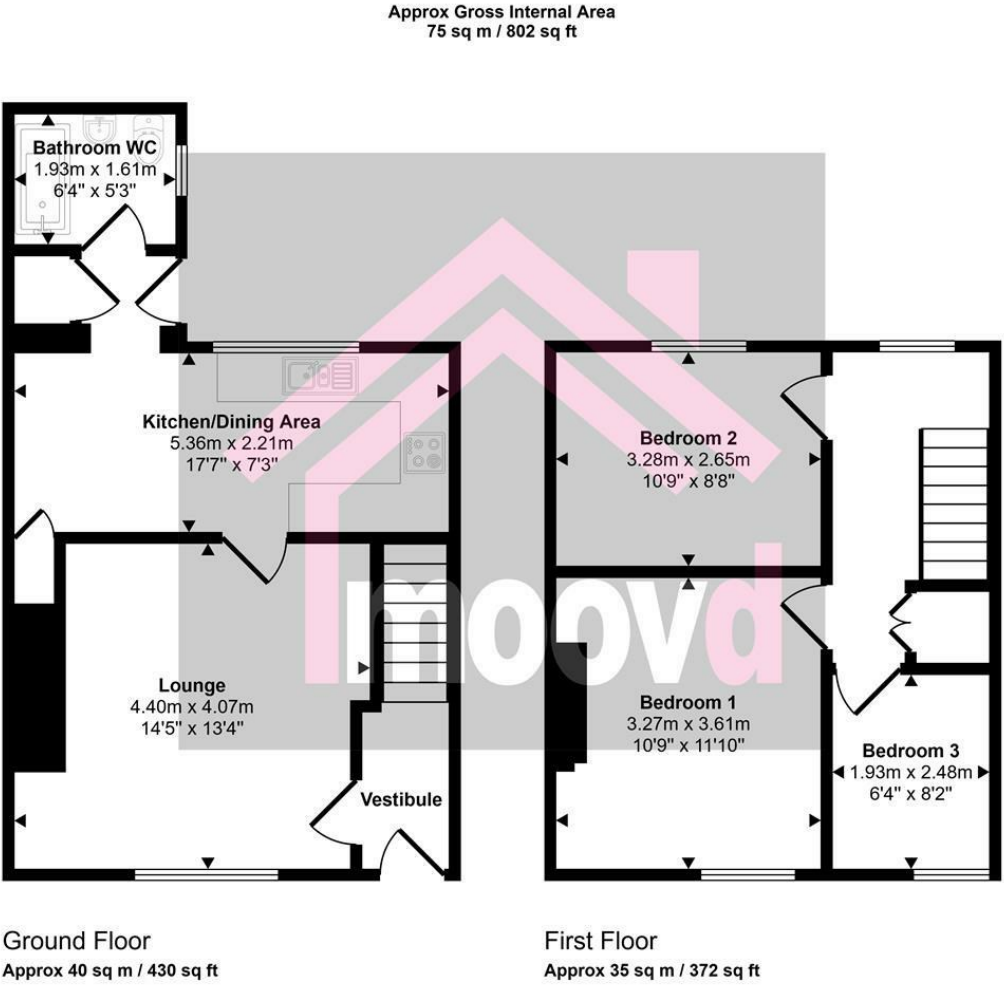
UPVc double glazed window to front, radiator.

### External

Large garden to front, mainly laid to lawn with patio area and gated access. To rear is a garden with turfed and patio area, with gated access.

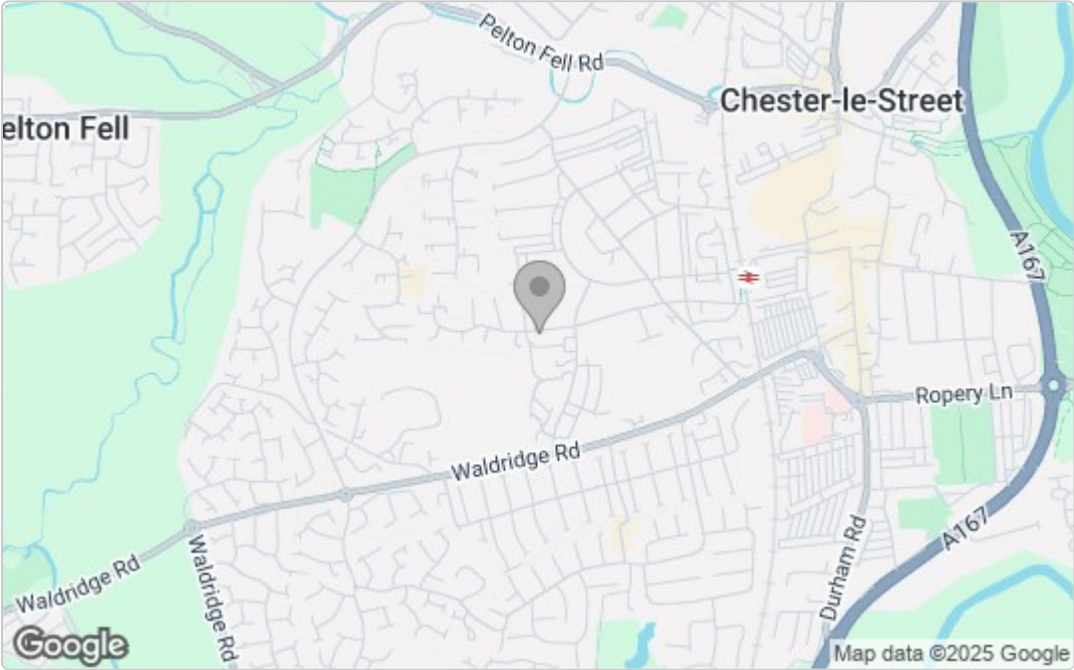


Floor Plan

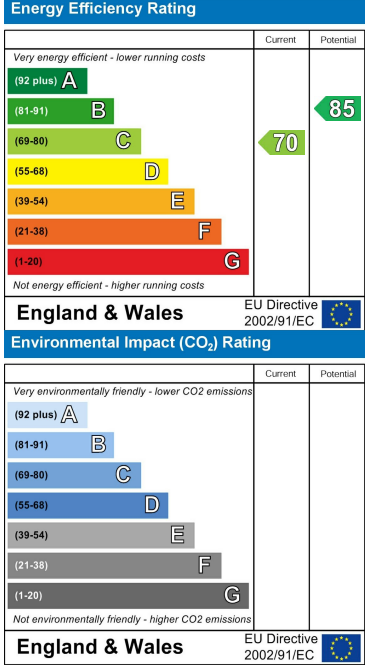


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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