

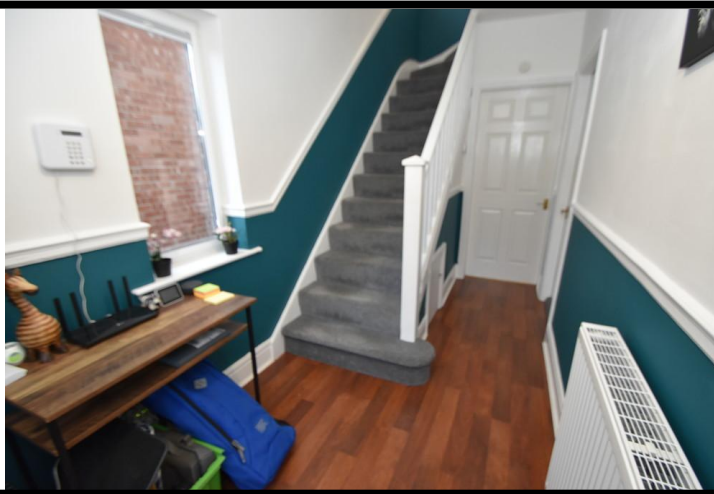


## Atkinson Road | Chester-le-street | Co. Durham | DH3 3RU

A smart and well presented three bedroom semi-detached house which benefits from gardens to the front and rear and off-street parking. The accommodation comprises a hallway, lounge, kitchen/diner, rear lobby, first floor landing, three bedrooms and a bathroom. The central heating system has been changed in recent years and there is uPVC double glazing. EPC rating D (57), freehold, Council Tax band B. Virtual tours available.

£180,000

- Well-presented three-bedroom semi-detached house.
- Gardens at both the front and rear.
- Convenient off-street parking.
- Features include a hallway, lounge, and kitchen/diner.
- Modern gas central heating



## Property Description

### HALLWAY

13' 8" x 5' 10" (4.18m x 1.80m) uPVC double glazed entrance door with matching side window, stairs to the first floor, laminate flooring, double radiator, dado rail, telephone point and doors leading to the lounge and kitchen/diner.

### LOUNGE

13' 8" x 10' 11" (4.19m x 3.34m) Bay with uPVC double glazed windows, fire surround with electric fire on a marble hearth, double radiator and a TV aerial point.

### KITCHEN/DINER

8' 0" x 14' 1" (2.46m x 4.30m) Fitted with a range of white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, induction hob with extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, space or a tall fridge/freezer, uPVC double glazed window, tiled floor, single radiator and a door leading to the side lobby.

### LOBBY

8' 6" x 2' 8" (2.6m x 0.82m) Tiled floor, plumbed for a washing machine, wall mounted gas combi central heating boiler, uPVC double glazed exit door to rear garden.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, loft access hatch with fixed pull-down ladder. Dado rail and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE FRONT)

12' 10" x 9' 11" (3.92m x 3.03m) Ornamental fireplace, uPVC double glazed window and a double radiator.

#### BEDROOM 2 (TO THE REAR)

9' 1" x 9' 11" (2.77m x 3.03m) uPVC double glazed window, single radiator and a TV aerial point.

#### BEDROOM 3 (TO THE FRONT)

9' 6" x 6' 10" (2.90m x 2.09m) uPVC double glazed window and a single radiator.

#### BATHROOM

4' 4" x 6' 9" (1.34m x 2.06m) A white suite featuring a panelled bath with thermostatic shower over, curtain and rail, pedestal wash basin, WC, fully tiled walls, tiled floor, uPVC double glazed window, ceiling extractor fan and a single radiator.

#### EXTERNAL

##### TO THE FRONT

Driveway, electric car charging port, lawn garden and an integral tool store to the side. Gate leads to the rear garden.

##### TO THE REAR

Lawn garden enclosed by timber fence with cold water supply tap.

#### HEATING

Modern gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (57). Please speak to a member of staff for a copy of the full Energy Performance Certificate. Since this EPC was produced the central heating boiler has been replaced.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### COUNCIL TAX

The property is in Council Taxband B, which is currently

£1,891 P.A.

#### UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### BROADBAND SPEEDS AVAILABLE

According to OFCOM a verage download speed of the fastest package currently available in the area is Ultra-fast 1,800Mb. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get he most accurate and up to date data.

#### MOBILE PHONE COVERAGE

According to OFCOM the following providers are available; EE, Three, O2 and Vodaphone.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social

media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

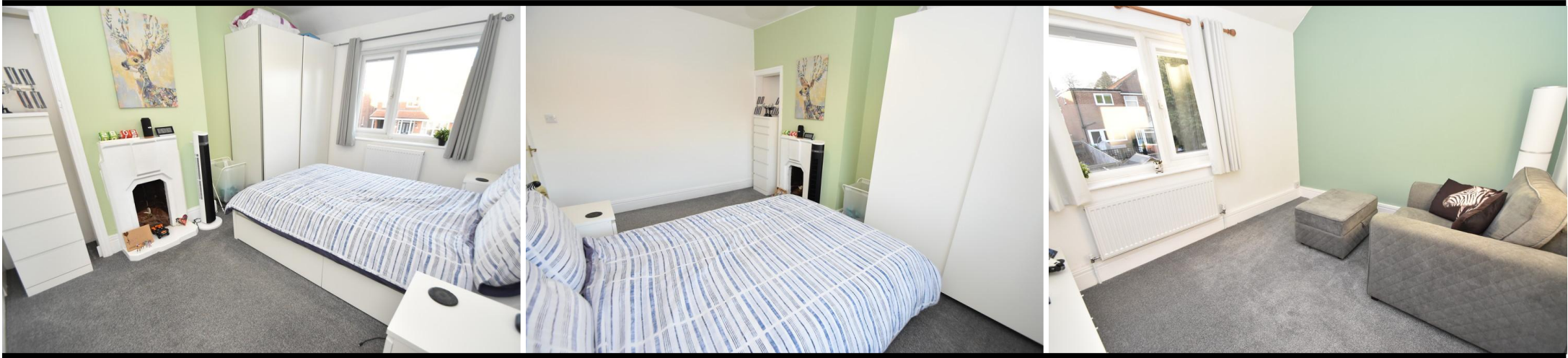
#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### MORTGAGE ADVICE

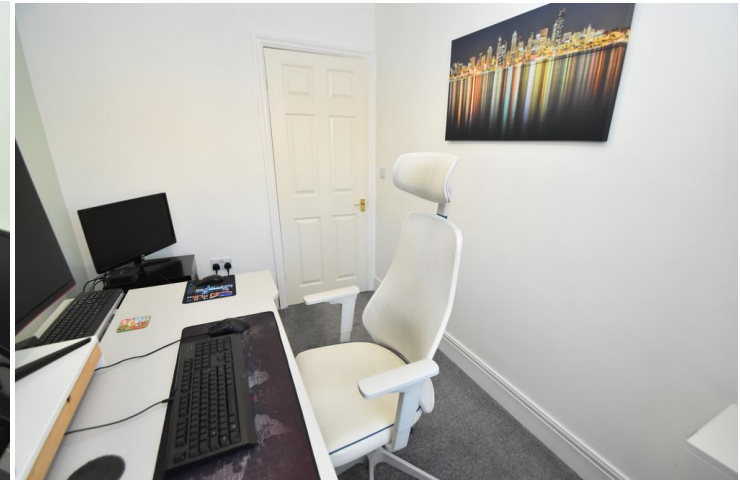
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





#### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



## Tenure

Freehold

## Council Tax Band

B £1,891

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

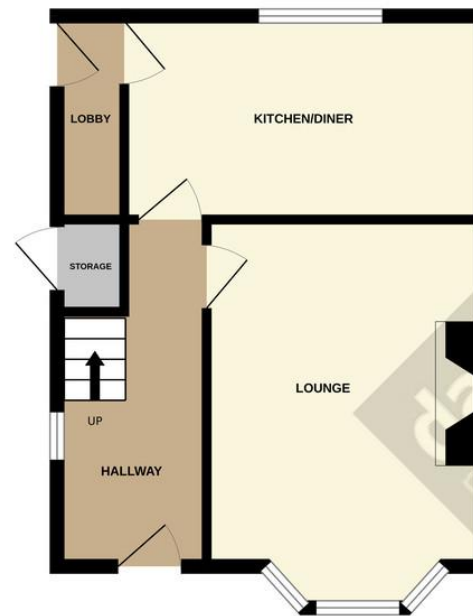
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
34.3 sq.m. (369 sq.ft.) approx.



1ST FLOOR  
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 67.7 sq.m. (728 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements

