



Cong Burn View,

**Offers in the region of
£170,000**



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Cong Burn View, CHESTER LE STREET, County Durham

Offers in the region of £170,000

We are delighted to offer to the market this contemporary four bedroom mid terrace town house. Situated on this modern development offering woodland views over Cong Burn Dene. Split over three floors this property is perfect for the growing family. Briefly comprising to the ground floor: entrance porch, entrance hallway, dining room, cloakroom WC, utility area, kitchen/dining room. To the first floor: lounge, master bedroom with en suite. To the second floor: three bedrooms and family bathroom. Externally: detached garage to rear with parking, enclosed rear garden with paved pathway and grass. EPC Rating C.

LOCATION

Situated on the edge of Pelton Fell, Chester-le-Street, this town house was built by Bellway in 2007 and is part of the Glenside View development. The Sunday Times (Published 16th March 2016) voted Chester-le-Street one of the best places to live in the North and North East of England. Chester-le-Street Town Centre has a range of shopping facilities providing retail therapy. Tesco, Morrisons and Aldi food stores are conveniently situated within the town centre. The many eateries provide a variety of options for both lunch and evening meals. Nearby recreation facilities include Chester-le-Street golf course, Emirates Durham International Cricket Ground and Chester-le-Street Riverside park and children's play area. Additional points of interest include Lumley Castle which overlooks the River Wear and walks.

GROUND FLOOR

ENTRANCE PORCH

Door to front, built in cupboard, radiator.

ENTRANCE HALL

Under stairs cupboard, stairs to first floor, radiator.

DINING ROOM

3.35m x 3.54m (11'0" x 11'8")

Double glazed bay window, radiator.

CLOAKROOM/WC

1.02m x 1.42m (3'4" x 4'8")

Low level WC, hand wash basin, extractor fan, radiator.

KITCHEN / DINING ROOM

3.30m x 5.79m (10'10" x 19'0")

Double glazed window, double glazed patio doors, a combination of wood effect base and wall units with contrasting granite effect work tops, integrated electric oven and four ring gas hob with extractor hood over, integrated fridge and dishwasher, stainless steel sink and drainer unit with mixer tap, tiled splash backs, two radiators.

UTILITY AREA

2.49m x 1.69m (8'2" x 5'7")

Door to rear, plumbed for washing machine, wall mounted boiler unit, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window.

LOUNGE

4.69m x 5.45m (15'5" x 17'11")

Two double glazed windows, double glazed patio doors leading to Juliet balcony, wood effect flooring, two radiators.

MASTER BEDROOM

3.29m x 4.02m (10'9" x 13'2")

Double glazed window, radiator.

EN-SUITE BATHROOM/WC

2.60m x 1.38m (8'6" x 4'6")

Double glazed window, shower cubicle, tiled walls, extractor fan, low level WC, hand wash basin, radiator.

SECOND FLOOR

SECOND FLOOR LANDING

Double glazed window, built in cupboard, loft access.

BEDROOM TWO

4.69m x 2.73m (15'5" x 8'11")

Two double glazed windows, radiator.

BEDROOM THREE

3.42m x 2.97m (11'3" x 9'9")

Double glazed window, wood effect flooring, radiator.

BEDROOM FOUR

2.46m x 2.90m (8'1" x 9'6")

Double glazed window, radiator.

FAMILY BATHROOM/WC

2.58m x 2.86m (8'6" x 9'5")

Double glazed window, shower cubicle, part tiled walls, pedestal hand wash basin, low level WC, extractor fan, panelled bath with hand held shower, radiator.

EXTERNAL

FRONT GARDEN

Woodland view over Cong Burn Dene, paved steps and pathway.

REAR GARDEN

Paved pathway with rear access to driveway and garage, laid to lawn.

GARAGE

Driveway for one car, roller shutter door.

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Laser Tape Clause

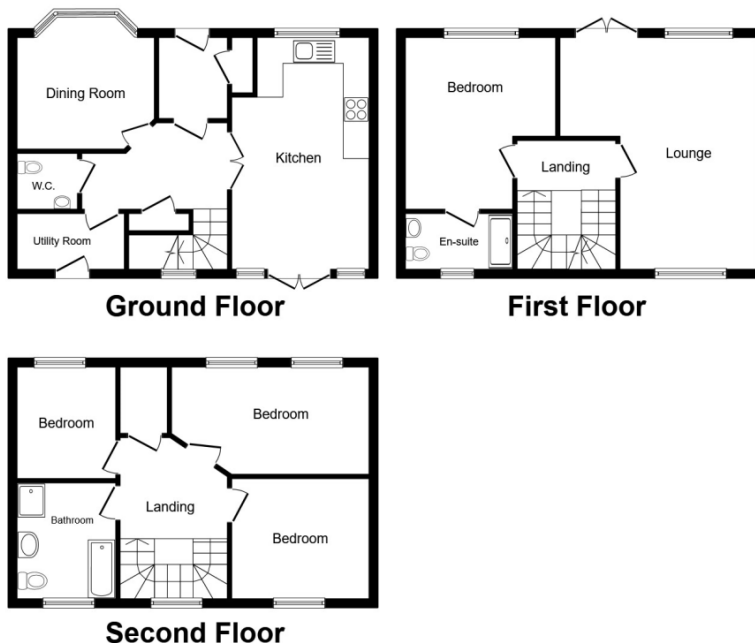
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch



Total floor area 133.0 sq. m. (1,432 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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