



## 116 Wanstead Crescent,, Chester-le-street,, DH3 2BP

£215,000

This stylish three bedroom semi-detached home is situated in a desirable modern estate, boasting contemporary features and convenient access to local amenities and transport links. The property opens into a stylish, modern kitchen diner complete with integrated appliances, providing a fantastic space for social gatherings. The lounge is adorned with bi-fold doors that seamlessly connect the interior with the rear garden, creating a harmonious indoor-outdoor flow. Additionally, the ground floor encompasses a convenient W.C. Moving to the first floor, you will find three well-proportioned bedrooms, including a master bedroom with its own en suite, offering a private retreat for the homeowners. The property also includes a family bathroom, catering to the needs of the household. Externally, the home features a paved driveway at the front, providing parking space for 2-3 cars, ensuring convenience for residents and visitors alike. This property is ideally located on a modern estate, offering a contemporary living environment. Its proximity to local amenities and transportation links further enhances its appeal, providing convenience and accessibility for residents. An early viewing is advised. FREEHOLD.

## ENTRANCE LOBBY

### KITCHEN/ DINER

17'5" x 12'5" (5.33 x 3.81)



### LOUNGE

17'7" x 11'10" (5.36 x 3.61)



### GROUND FLOOR W.C.



## ACCOMMODATION FIRST FLOOR



### MASTER BEDROOM

10'1" x 9'0" (3.08 x 2.76)



### EN SUITE



### BEDROOM TWO

10'0" x 9'8" (3.07 x 2.97)



### **BEDROOM THREE**

11'1" x 7'2" (3.40 x 2.20)



measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

### **Tenure**

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

### **FAMILY BATHROOM/W.C**



### **EXTERNAL**

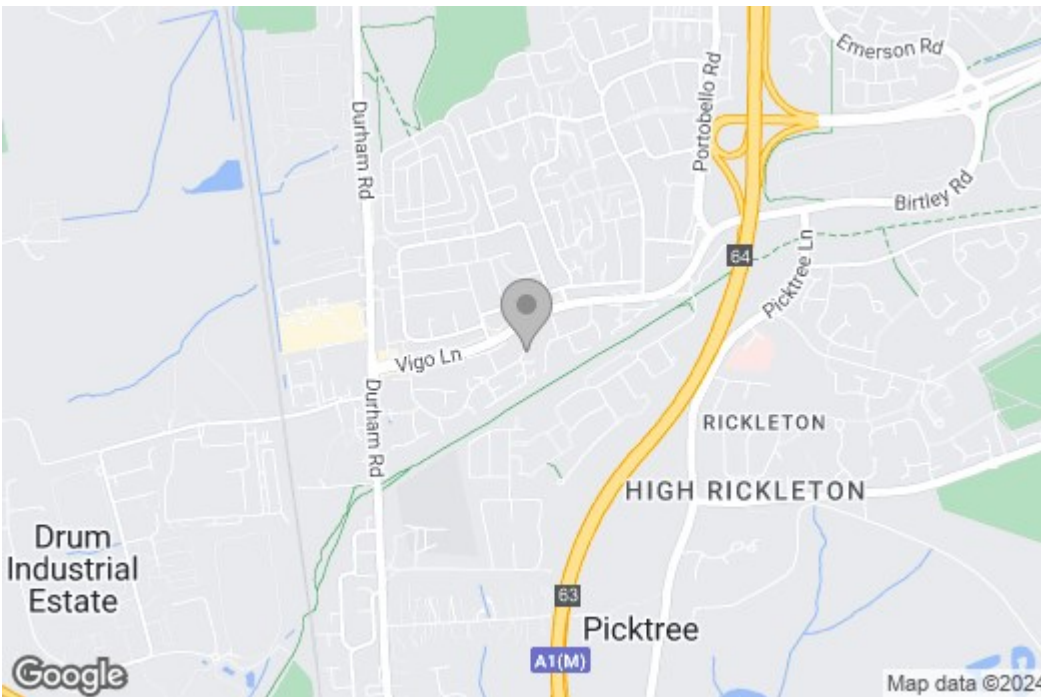


### **Property disclaimer**

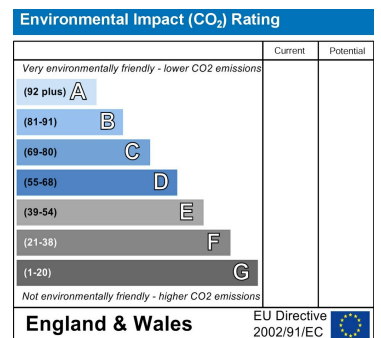
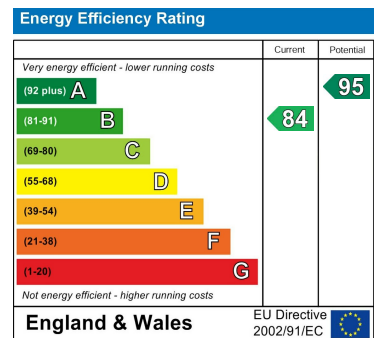
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# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.