



7 Hillside, Chester Le Street, DH3 1RP

£375,000

Situated within this very sought after cul de sac within Birtley, we are delighted to bring to the market this outstanding four bedroom detached house which has been upgraded to an extremely high standard. The current Vendor has had a conservatory added to the rear overlooking an amazing landscaped garden with raised patio balcony area which enjoys breathtaking views of the Silver Hills and beyond. There is also a superb four seasons garden room which is perfect as a home office and entertainment room. The house itself briefly comprises; entrance hallway, lounge with bi fold doors opening onto the rear patio, separate dining room which opens into the stylish bespoke kitchen with Quartz work surfaces and fitted with many integrated appliances. There is also a ground floor wc. Upstairs, a spacious landing opens into four bedrooms and a stylish four piece family bathroom which has been fitted with a tv over the bath area. The master bedroom is equipped with an extensive range of wardrobes and has access into a beautiful en suite shower room/wc. Externally to the front, there is a two/three car driveway and an integral garage, perfect for additional storage or parking. This home is outstanding inside and out and only an internal viewing will allow you to fully appreciate the quality which is on offer.

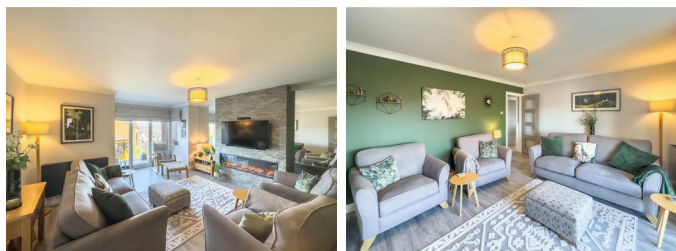
ENTRANCE HALLWAY

13'9" x 5'10" (4.21m x 1.79m)



LOUNGE

15'8" x 14'6" (4.80m x 4.44m)



BREAKFASTING KITCHEN

15'5" x 9'8" (4.71m x 2.96m)



DINING ROOM

12'5" x 9'8" (3.79m x 2.97m)



CONSERVATORY/SUN ROOM

9'6" x 6'11" (2.90m x 2.11m)



GROUND FLOOR W/C



FIRST FLOOR LANDING



BEDROOM ONE

14'9" x 12'6" (4.50m x 3.82m)



EN-SUITE

7'0" into shower x 5'8" (2.15m into shower x 1.74m)



BEDROOM TWO

12'4" x 8'5" (3.77m x 2.59m)



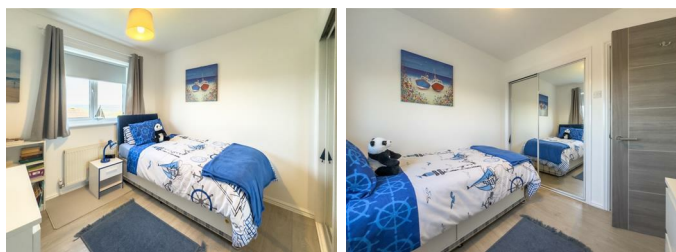
FAMILY BATHROOM

8'7" x 7'2" (2.63m x 2.19m)



BEDROOM THREE

8'7" x 8'6" (2.63m x 2.61m)



GARAGE

16'9" x 7'9" (5.13m x 2.38m)

GARDEN ROOM

15'8" x 11'10" (4.79m x 3.62m)



BEDROOM FOUR

8'8" x 8'8" (2.66m x 2.65m)



EXTERNAL



Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All 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.

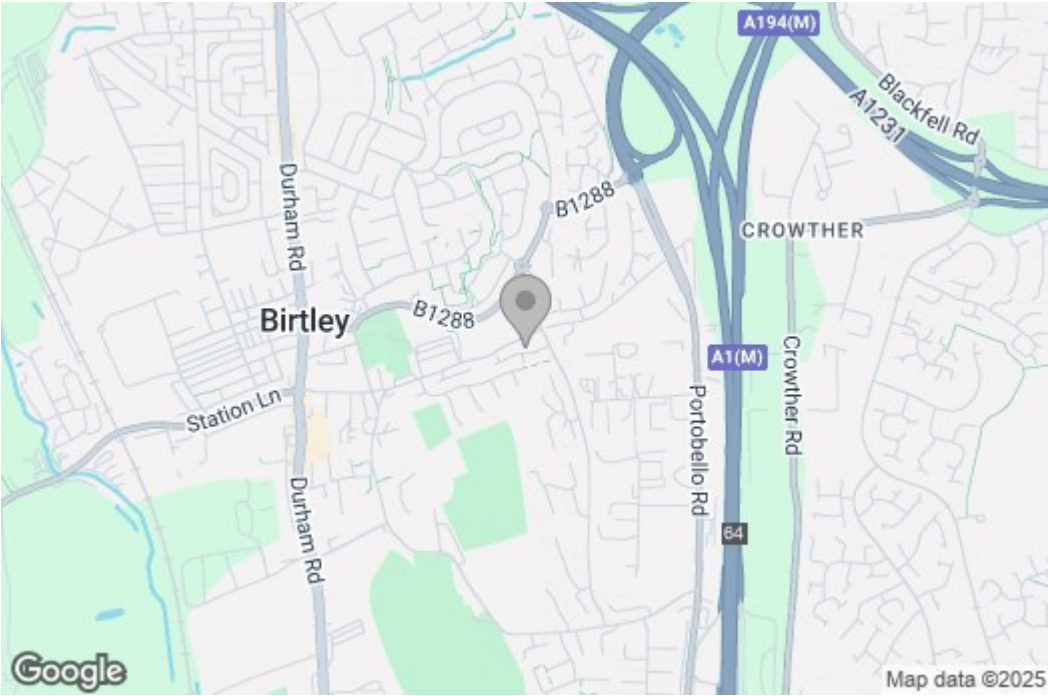
Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Agent Note

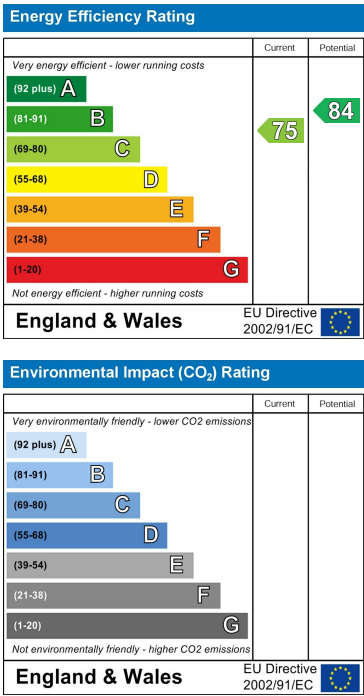
There are 16 solar panels and battery storage.

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.