

STUART EDWARDS



Hilda Park

South Pelaw, Chester-Le-Street DH2 2JU

- SEMI DETACHED BUNGALOW
- POPULAR RESIDENTIAL LOCATION
 - KITCHEN & UTILITY
- GARAGE & 2 DRIVEWAYS
 - NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
 - LOUNGE
- MODERN SHOWER ROOM
- GARDENS TO THREE SIDES

Offers In The Region Of £165,000



FULL DESCRIPTION

Semi detached bungalow situated on a prominent corner plot on a popular residential development in Chester-le-Street.

Available with early vacant possession and no onward chain.

Internally the property comprises: UPVC double glazed entrance porch, hallway with double cloaks cupboard, lounge with newly fitted carpet, kitchen with utility room, two double bedrooms and a modern shower room.

Externally there's a resin driveway and pathways leading to an attached garage, gardens with laid lawns to three sides of the property and there's also an additional driveway providing off road parking.

Having gas central heating via a combi boiler, UPVC double glazing and white UPVC facias with rainwater goods.

Chester-le-Street is popular due to its close proximity to both the A1(M) motorway and A167, making it a perfect base for commuting throughout the region. There are also a wide range of shops and local facilities close by. As well as some well regarded schools for all ages.

Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

UPVC DOUBLE GLAZED ENTRANCE PORCH

With UPVC double glazed entrance door.

HALLWAY

With radiator, double cloaks cupboard and doors leading to all rooms.

LOUNGE

15'0 x 11'4

Radiator and French polished feature fire surround with marble hearth and inset living flame gas fire.

KITCHEN

10'1 x 10'0

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Plumbed for automatic washing machine, radiator and built-in storage cupboard.

UTILITY ROOM

Range of floor cupboards with laminate worktops and inset stainless steel sink unit. Panelled walls and ceiling.

BEDROOM 1

12'7 x 12'0

Radiator and a range of fitted wardrobes.

BEDROOM 2

12'9 x 10'2

Radiator and built-in cupboard.

BATHROOM

Low level wc, vanity unit with inset wash hand basin, shower cubicle with mains fed shower, laminate ceiling with spot lighting, fully tiled walls and flooring and chrome heated towel rail.

GARAGE & DRIVEWAY

Resin driveway leading to an attached garage with power, lighting and remote controlled doors. There is also an additional driveway providing additional off road parking.

GARDENS

Gardens to the front, side and rear of the property with laid lawns, paved patio and timber storage shed.

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6334-0224-8300-0282-7222>

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not

constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

Financial Assistance

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

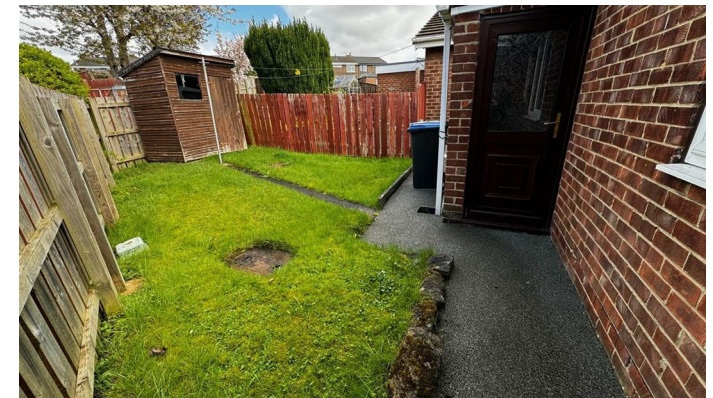
THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

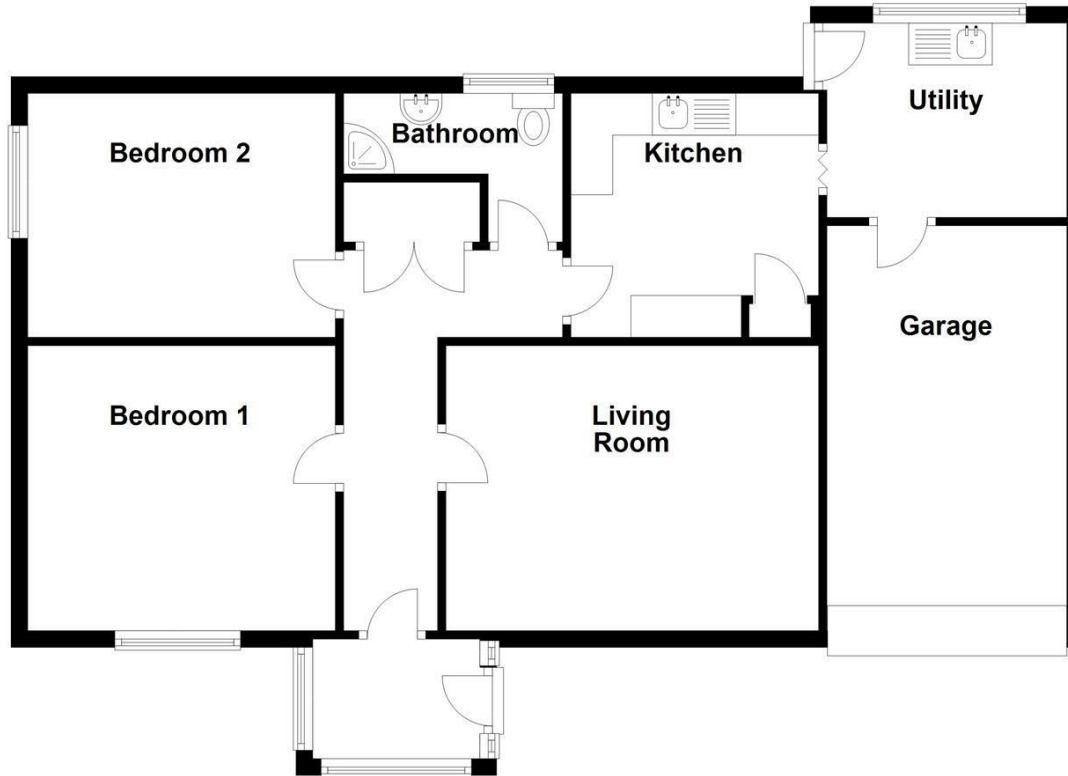
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: C
EPC Rating: D

Ground Floor

Approx. 77.9 sq. metres (838.2 sq. feet)



Total area: approx. 77.9 sq. metres (838.2 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

