



## Chapel Row

Birtley, Chester Le Street DH3 2JP

- NEWLY REFURBISHED THROUGHOUT
- SPACIOUS LOUNGE
- ENCLOSED YARD WITH DOUBLE OUTHOUSE FOR STORAGE
- NEW CENTRAL HEATING SYSTEM & RADIATORS TO ALL ROOMS
- NEWLY DECORATED
- 2 GENEROUS BEDROOMS
- NEW KITCHEN & STYLISH BATHROOM
- NEW FLOOR COVERINGS THROUGHOUT
- NEW DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT
- NO ONWARD CHAIN

Asking Price £122,500

## Council Tax Band: A

### EPC Rating: G

#### FULL DESCRIPTION

Immaculately presented stone built mid terraced house, very conveniently located and available with no onward chain.

Having undergone an extensive refurbishment program throughout, the property is accessed via a UPVC entrance door to the lounge and newly fitted modern kitchen with integrated oven hob and extractor hood. Newly fitted LVT flooring helps to seamlessly connect both rooms. An open staircase from the lounge leads to the newly carpeted first floor with landing, 2 good sized bedrooms and stylish newly fitted bathroom suite with both bath and shower.

Externally there is an enclosed rear yard with double outhouse for storage.

Benefiting from newly installed central heating system with new radiators to all rooms, new electrical rewiring, new UPVC double glazed windows and doors, re-plastered walls all newly painted and new floor coverings throughout.

Birtley is a Town where a wide range of local amenities are available, including Morrisons supermarket. There is a comprehensive network of public transport which offers easy access throughout the region, and the location is ideally situated for accessing road links leading to Newcastle, Gateshead, Durham, Sunderland & Washington

Sure to prove extremely popular due to its central location and its ready to move into condition. Therefore early viewings are strongly recommended to avoid disappointment.

#### ENTRANCE

UPVC double glazed entrance door to open plan lounge.

#### LOUNGE

15'8" x 14'1"

Two double radiators, LVT flooring, range of fitted storage cupboards, built-in cupboard and open stair case to the first floor landing with under stair storage cupboard.

#### KITCHEN

11'2" x 8'9"

Range of floor and wall units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks, integrated electric oven and hob, extractor hood, double radiator, plumbing for washing machine and, UPVC double glazed door to rear yard.

#### UTILITY ROOM

4'0" x 8'9"

Laminate worktops, double radiator and LVT flooring.

#### FIRST FLOOR LANDING

Loft access.

#### BEDROOM 1

11'5" x 15'7"

Double radiator and single radiator.

#### BEDROOM 2

11'8" x 10'3"

Storage cupboard and radiator.

#### BATHROOM

6'5" x 6'7"

White suite comprising panel bath with overhead mains shower and glass screen, w.c, vanity unit wash hand basin with tiled splashbacks, tiled flooring, partially tiled walls and extractor fan.

#### REAR YARD

Rear yard with double outhouse building for storage.

#### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2592-3941-2200-1205-7200>



1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://www.stuartedwards.com)

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.