



**Windermere Avenue, DH2 3DU**  
**3 Bed - House - Semi-Detached**  
**£149,950**

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\* NO CHAIN \* LOVELY POSITION \* LARGE, INVITING 26FT LIVING AND DINING AREA \* NICE REAR GARDEN \* POPULAR LOCATION \* LARGE GARAGE \*

Council Tax: Durham Council, Band C - Approx. £1,959 p.a  
Energy Rating: C

Available to purchase with the benefit of no onward chain is this pleasantly situated three bedroom semi-detached family home. Located on a nice plot in a traditionally popular and sought after part of Chester le Street, the property should appeal to a wide variety of potential purchasers and early viewing comes highly recommended.

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

The spacious floorplan consists of: entrance hall, large 26ft lounge and dining room, and a kitchen. To the first floor there are three bedrooms and a shower room/WC. Externally there are pleasant gardens to the front and rear, a driveway and garage.

Windermere Avenue is located in a traditionally very sought after part of Chester-le-Street and has excellent access to schools, amenities, recreational facilities and major motoring links including the A1 (M) highway. Chester-le-Street has a vast variety of bus routes and the town has a train station. In our opinion this property should appeal to a wide variety of potential purchasers particularly families and we would strongly recommend early viewing.

#### Entrance Hallway

#### Lounge/Diner

#### Kitchen

#### FIRST FLOOR

#### Bedroom

#### Bedroom

#### Bedroom

#### Shower Room/W.C

#### EXTERNAL

Externally there are pleasant gardens to the front and rear, a driveway and garage.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, superfast 80 Mbps

Mobile Signal/Coverage: poor

Tenure: Leasehold 999 years from 1 January 1961 - 936 years remaining. Service Charges to follow.



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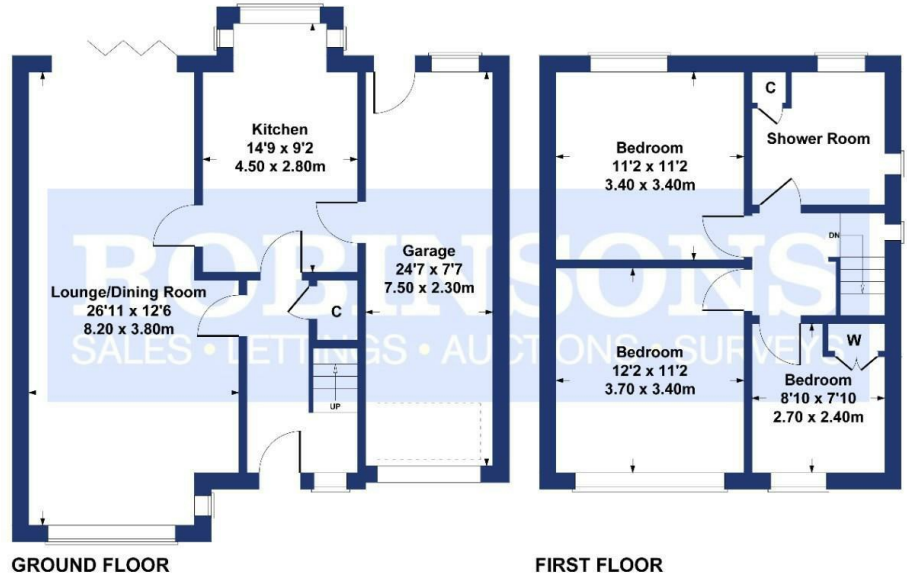
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Windermere Avenue

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		69	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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