



**Bowmont Walk, Chester Le Street, DH2 3JB**  
**3 Bed - House - Mid Terrace**  
**£130,000**

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## Bowmont Walk Chester Le Street, DH2 3JB

WAITING ON PROBATE Offered to the market with NO ONWARD CHAIN is this charming three-bedroom link-style house nestled within the sought-after modern residential development of Bowmont Walk, accessible via Ashkirk Close in the western suburbs of Chester le Street.

Boasting gardens and convenient on-site parking, this property presents an ideal family home. Situated in a tranquil position within the estate, with a verdant green space to the front and a delightful south easterly facing enclosed back garden, it offers a serene retreat.

The house features gas fired central heating via radiators with a combination boiler and uPVC double glazing throughout, ensuring warmth and energy efficiency. The accommodation flows effortlessly, comprising an inviting entrance porch with a pitched tiled roof, a comfortable lounge, a stylishly refitted kitchen/dining room, a bright conservatory, three bedrooms - the main bedroom boasting fitted wardrobes - and a modern refitted bathroom/wc with a pristine white suite and shower.

Adding to its allure, the property holds a freehold title. Beyond its own charms, Bowmont Walk offers convenient access to Chester le Street town centre, with its array of shops, schools, and amenities, while also enjoying proximity to the stunning countryside of Waldrige Fell. With excellent road links to Durham City, Gateshead, Newcastle upon Tyne, and Sunderland, as well as the added convenience of Chester le Street railway station on the main East Coast railway line connecting London and Edinburgh, this property presents an irresistible opportunity to embrace comfortable suburban living with urban convenience. Don't miss the chance to make this delightful house your new home.











## GROUND FLOOR

### Entrance Porch

### Lounge

14'9" x 13'3" (4.5 x 4.06)

### Kitchen / Dining Room

14'6" x 13'3" (4.44 x 4.04)

### Conservatory

9'8" x 7'6" (2.95 x 2.31)

## FIRST FLOOR

### Landing

### Bedroom One

13'3" x 8'3" (4.06 x 2.54)

### Bedroom Two

10'9" x 8'3" (3.30 x 2.54)

### Bedroom Three

7'8" x 7'7" (2.36 x 2.33)

### Bathroom

## EXTERNAL

Boasting gardens and convenient on-site parking, this property presents an ideal family home. Situated in a tranquil position within the estate, with a verdant green space to the front and a delightful south easterly facing enclosed back garden, it offers a serene retreat.

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 12 Mbps, Superfast 68 Mbps

Mobile Signal/Coverage: Average/Good

Tenure: Freehold

Council Tax: Durham County Council, Band B approx £1,714 pa

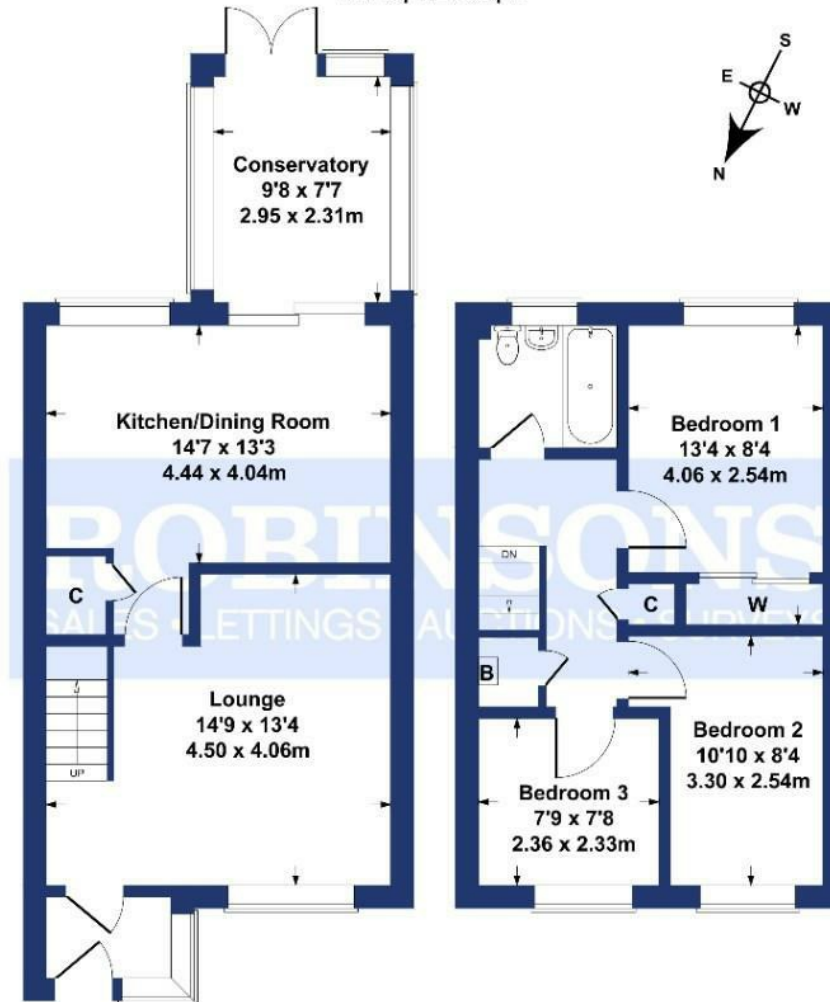
Energy Rating: TBC



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.

# Bowmont Walk

Approximate Gross Internal Area  
807 sq ft - 75 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. 2024

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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