



Chatton Close, Chester Le Street, DH2 3HU
3 Bed - House - Semi-Detached
£180,000

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Chatton Close

Chester Le Street, DH2 3HU

* SELLER IN PROCESS OF BUYING FREEHOLD * EXCELLENT CUL DE SAC POSITION *
NICE OUTLOOK * THREE RECEPTION AREAS * UTILITY ROOM * WELL MAINTAINED *

Offered to the market with the benefit of no onward chain is this well maintained and superbly located three bedroom home. Having been much improved by the current owner, the property benefits from: nice outlook, off-street car parking, and a converted garage to create a useful utility area and study/playroom.

Located in Chester le Street town centre the property has easy access to schools, amenities, recreational facilities and major motoring, bus and rail links. Internally the property comprises of: entrance hallway, spacious lounge with doors to rear garden, sitting/dining room, kitchen, utility room, and a study/playroom.

To the first floor there are three well proportioned bedrooms and a family bathroom with separate shower cubicle.

Externally there is a garden and driveway to the front, whilst to the rear of the property there is a further enclosed garden.

In our opinion the property should appeal to a variety of potential purchasers and early viewing is recommended.

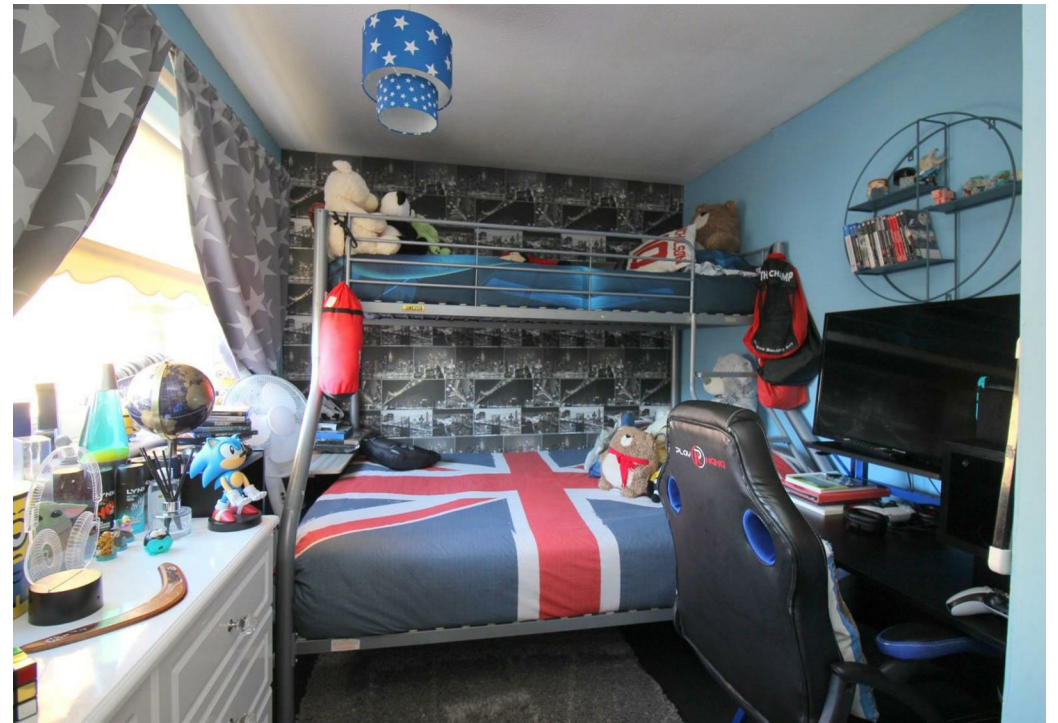
Council Tax Band: B

Energy Rating: B











GROUND FLOOR

Hallway

Lounge

15'1" x 12'5" (4.6 x 3.8)

Utility

8'2" x 5'10" (2.5 x 1.8)

Study/Playroom

9'2" x 8'2" (2.8 x 2.5)

Lounge/Sitting Room

11'5" x 8'2" (3.5 x 2.5)

Kitchen

11'5" x 8'2" (3.5 x 2.5)

FIRST FLOOR

Landing

Bedroom

11'9" x 11'9" (3.6 x 3.6)

Bedroom

11'9" x 8'2" (3.6 x 2.5)

Bedroom

11'9" x 7'10" (3.6 x 2.4)

Bathroom

11'1" x 7'10" (3.4 x 2.4)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

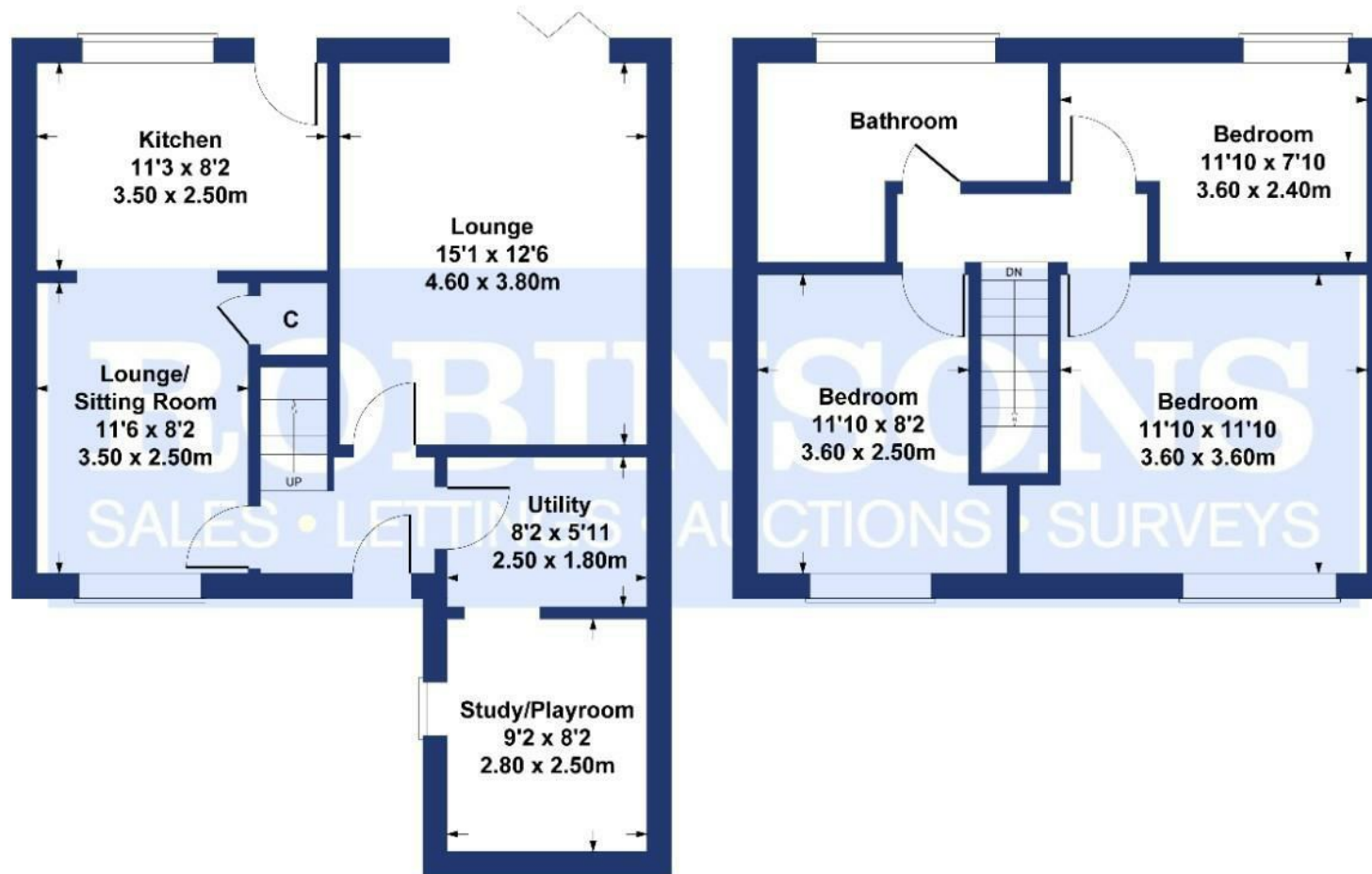
Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

Energy Rating: C

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.

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Approximate Gross Internal Area
1055 sq ft - 98 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	89	
(69-80) C		
(55-68) D		
(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.

