



Park Road North, Chester Le Street, DH3 3SA
3 Bed - House - Semi-Detached
£330,000

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Park Road North

Chester Le Street, DH3 3SA

* BEAUTIFUL EXTENDED FAMILY HOME ON HIGHLY SOUGHT-AFTER TREE LINED STREET *

Set on one of Chester-le-Street's most desirable addresses, this extensively extended and beautifully renovated three bedroom semi-detached home offers generous living space, tasteful presentation and an excellent plot with landscaped gardens and ample parking.

The accommodation begins with an entrance porch leading into a welcoming hallway, a dining room/second reception room, and a bright lounge with a feature wood-burning fireplace and French doors opening to the rear garden. To the rear, a superb open-plan kitchen and garden room creates the heart of the home, complete with modern fittings, and further French doors to the garden. A downstairs WC and a much larger-than-average garage with additional storage add further practicality.

Upstairs there are three well-proportioned bedrooms, with the master enjoying an impressive walk-in bow window. A family bathroom with separate shower completes the first floor. The property also benefits from a modern combi boiler.

Outside, a long driveway and front lawn set a welcoming approach, while to the rear is a well-sized landscaped garden with patio, perfect for families and outdoor entertaining.

Further benefits of the property include window shutters and modern combination boiler.

Park Road North has garnered considerable popularity among various buyer demographics, particularly families, thanks to its convenient proximity to local schools, an array of excellent amenities, and recreational facilities. Furthermore, it is just a short drive from the A1(M) highway, providing convenient access to major towns and cities in the region, including Newcastle, Gateshead, Sunderland, Durham, and Darlington.

This is a rare opportunity to purchase a home in such a prime location – early viewing is strongly recommended.













GROUND FLOOR

Entrance Porch

Hallway

Downstairs WC

Lounge

21'7" x 11'9" (6.6 x 3.6)

Dining Room / Second Reception

15'8" x 11'9" (4.8 x 3.6)

Kitchen

12'1" x 9'2" (3.7 x 2.8)

Garden Room

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

Garage

27'2" x 9'6" (8.3 x 2.9)

FIRST FLOOR

Landing

Bedroom

16'0" x 11'1" (4.9 x 3.4)

Bedroom

13'5" x 11'1" (4.1 x 3.4)

Bedroom

9'2" x 7'10" (2.8 x 2.4)

Bathroom

10'2" x 8'2" (3.1 x 2.5)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

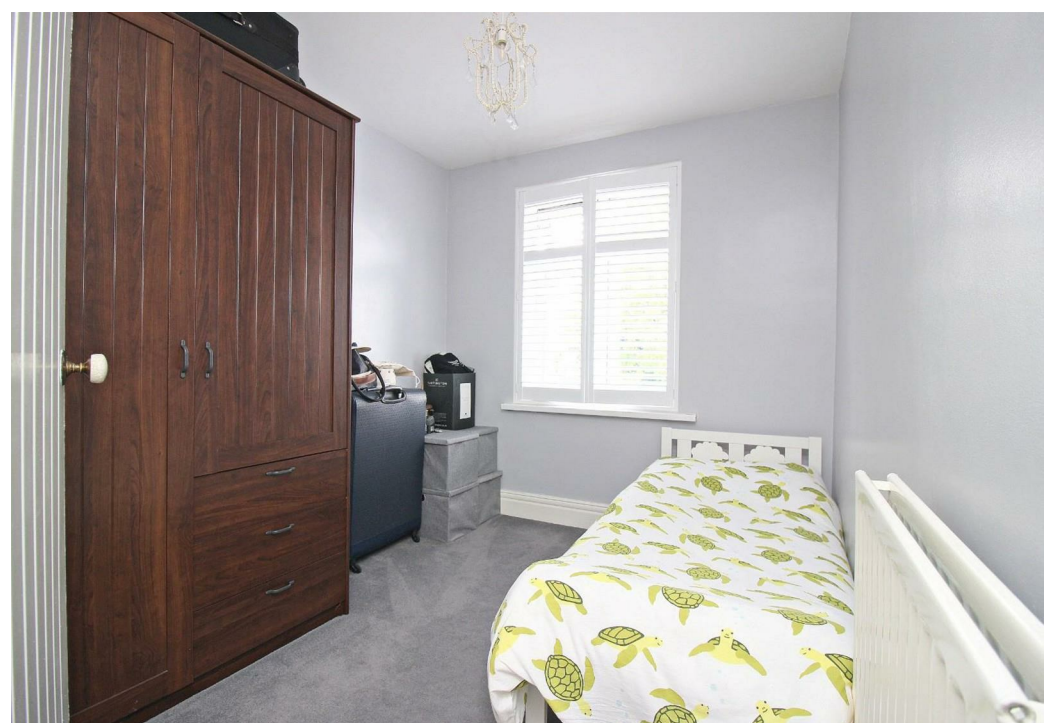
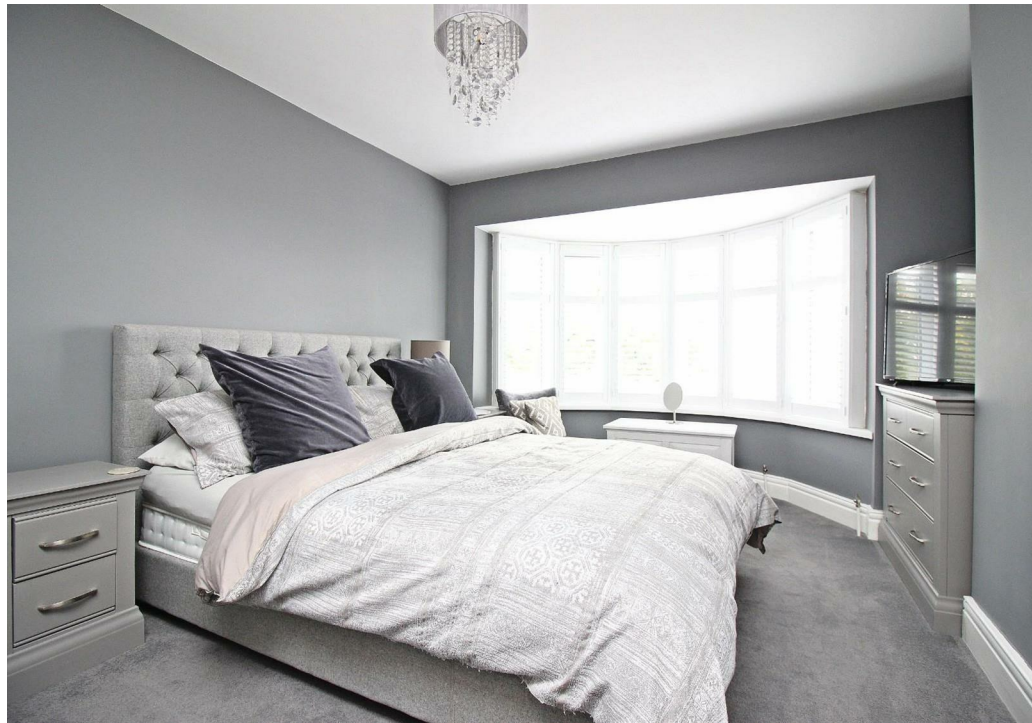
Mobile Signal/Coverage: Good/Average

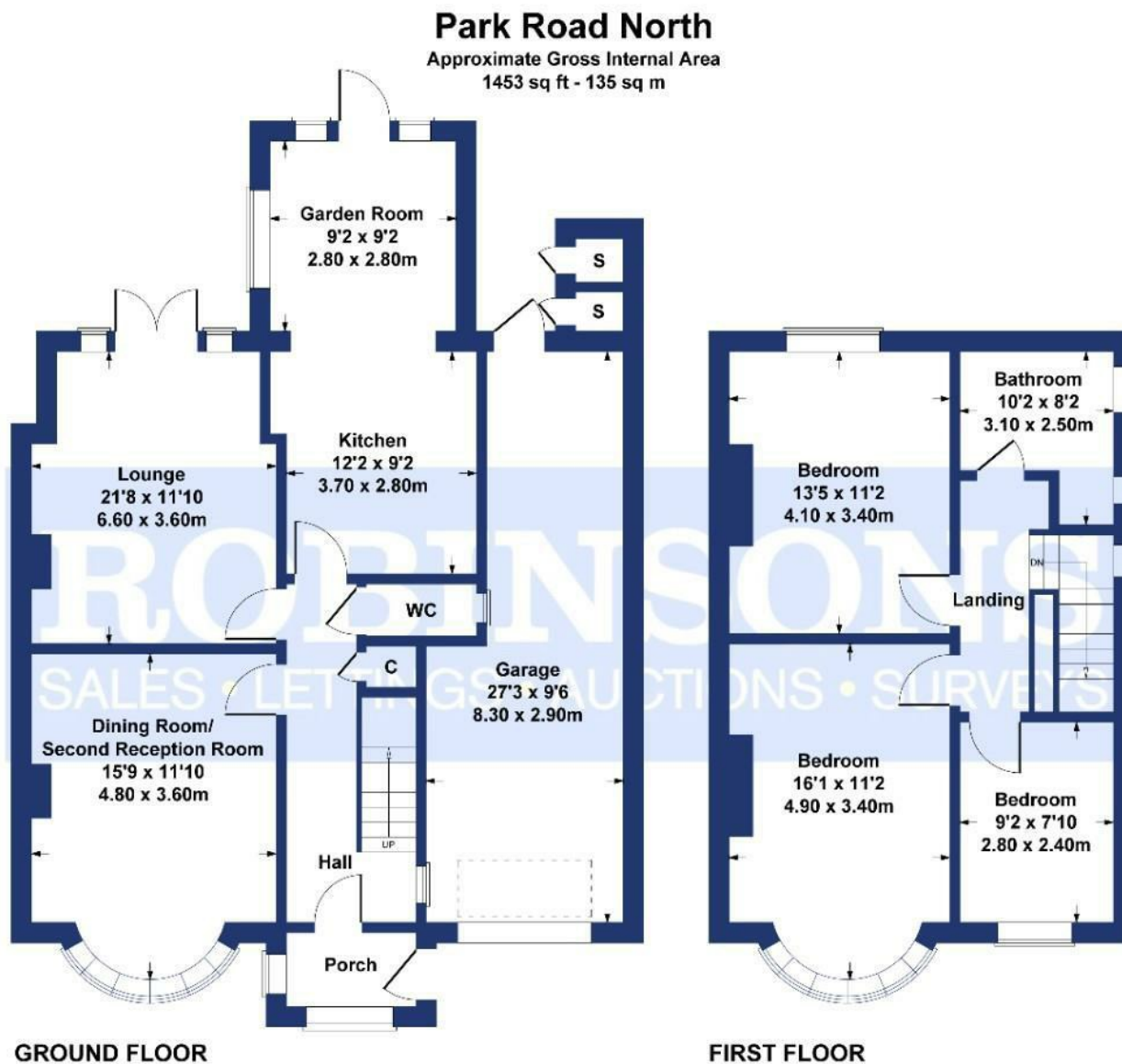
Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: D

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.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

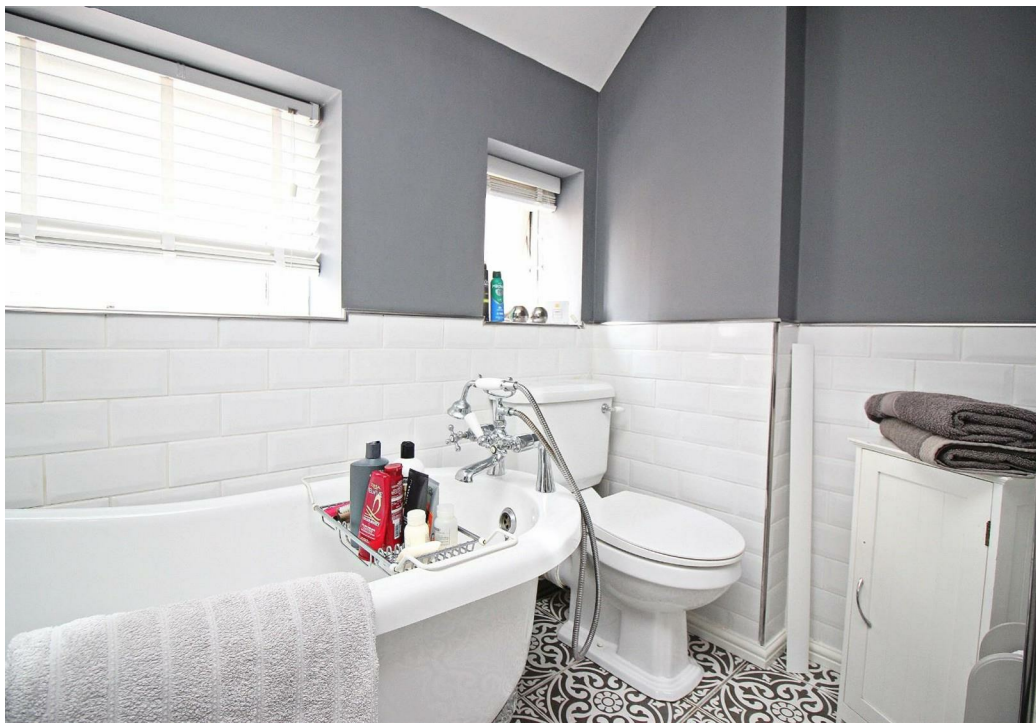
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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