



Cotswold Avenue, Chester Le Street, DH2 3BP
3 Bed - House - Mid Terrace
£135,000

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Cotswold Avenue

Chester Le Street, DH2 3BP

* AMPLE OFF-STREET CAR PARKING * NICE OUTLOOK TO FRONT * LARGE FLOORED LOFT SPACE * BEAUTIFUL KITCHEN * POPULAR TOWN CENTRE LOCATION *

Available to purchase is this well situated three bedroom family home with ample off-street car parking. The floorplan briefly comprises of: entrance hallway, inviting living room, and a large kitchen and dining room.

To the first floor there are three bedrooms (one as a study space with staircase to large loft space), and a family bathroom with separate shower cubicle.

Externally there is a small courtyard garden to the front, and to the rear there is ample off-street car parking.

Cotswold Avenue has a nice position within this traditionally popular area of Chester le Street town centre and the property has excellent access to schools, amenities, recreational facilities and major transport links including the A1(M), good bus routes and the train station.

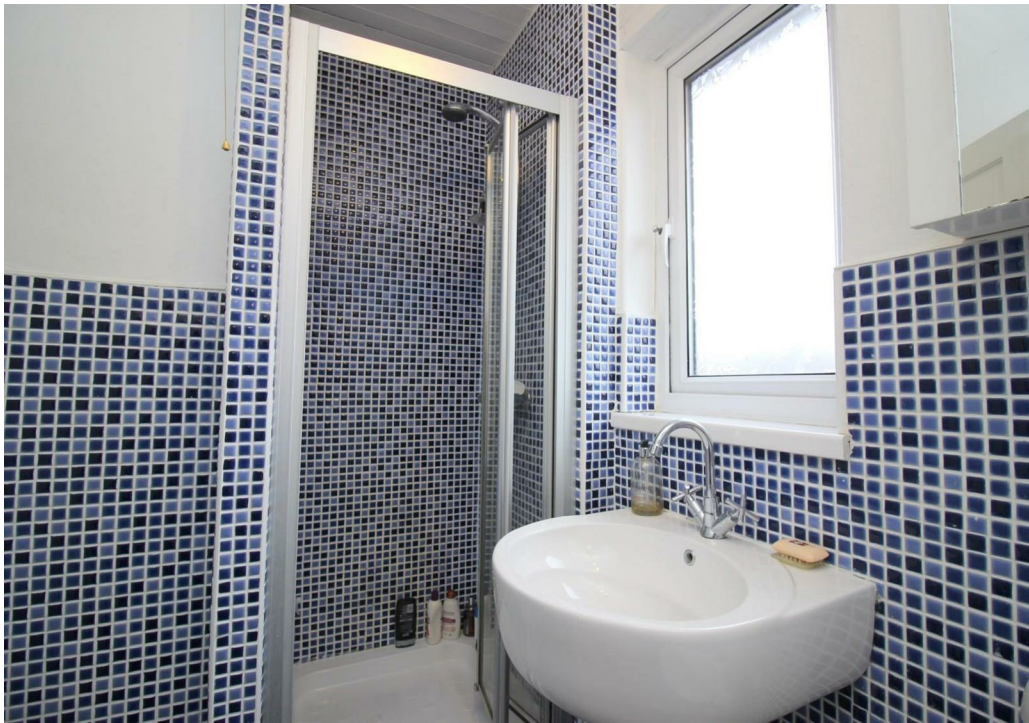
We believe this property caters to the diverse needs of a wide range of potential purchasers and highly recommend scheduling a viewing to fully appreciate the home.











GROUND FLOOR

Hallway

Lounge

13'5" x 13'1" (4.1 x 4)

Dining Kitchen

20'4" x 9'6" (6.2 x 2.9)

FIRST FLOOR

Landing

Bedroom

13'1" x 8'6" to wardrobes (4 x 2.6 to wardrobes)

Bedroom

12'1" x 9'6" (3.7 x 2.9)

Bedroom / Study

10'2" x 9'6" max (3.1 x 2.9 max)

Bathroom

7'10" x 5'6" (2.4 x 1.7)

SECOND FLOOR

Large Loft Space

20'0" x 15'1" max (6.1 x 4.6 max)

AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 75 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A, approx £1,469 pa

Energy Rating: D

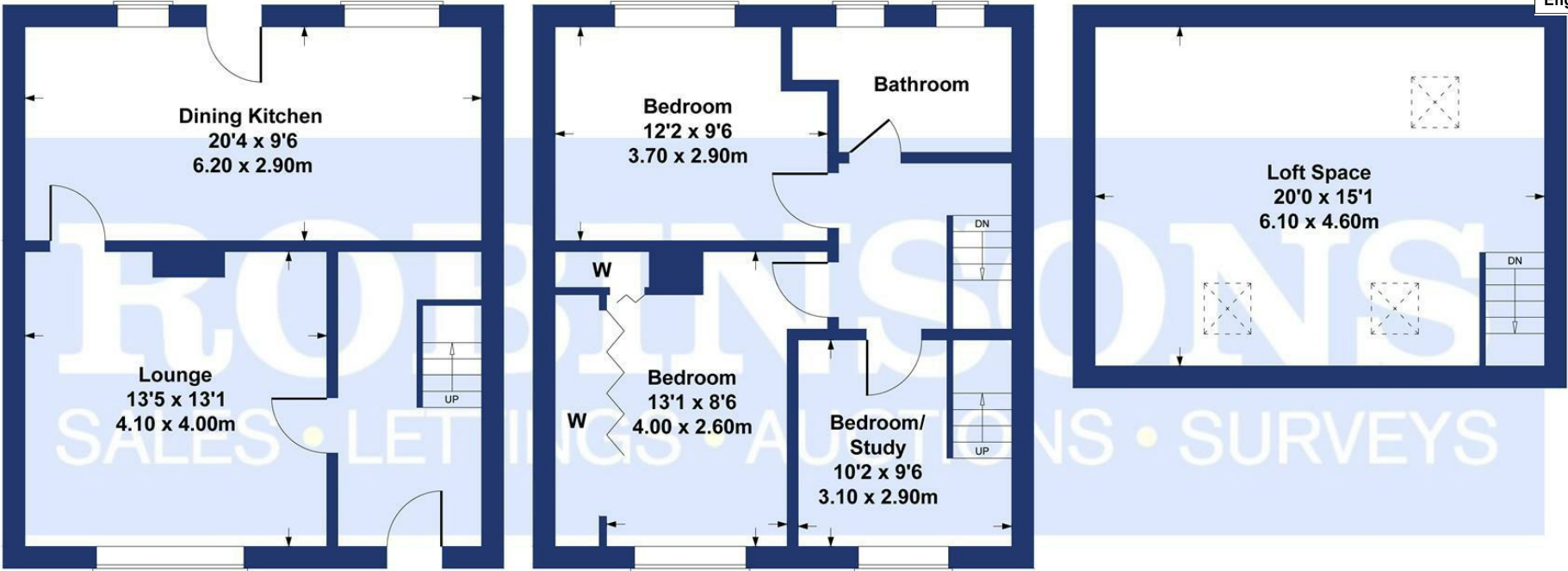
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Cotswold Avenue

Approximate Gross Internal Area
1238 sq ft - 115 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-81)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



GROUND FLOOR

FIRST FLOOR

LOFT

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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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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