



## Tudor Road

Chester-le-street DH3 3RY

£189,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**\*SOLD, SUBJECT TO CONTRACT, SIMILAR PROPERTIES REQUIRED\*** A rare occasion to purchase this PRE-WAR TWO BEDROOM SEMI DETACHED HOME which is situated in the heart of Chester-le-street town centre close to all of it's shops and amenities. The property has been UPDATED in recent years to incorporate ENTRANCE PORCH, VESTIBULE, COZY LOUNGE, REFITTED GREY KITCHEN with built in hob/oven/extractor, DINING ROOM and UPVC DOUBLE GLAZED CONSERVATORY overlooking LARGE REAR GARDEN. To the first floor there are TWO DOUBLE BEDROOMS and a REFITTED WHITE FAMILY BATHROOM/WC/SHOWER. A must to view to appreciate and secure 0191 3729898...

Freehold  
Council tax band B  
EPC rating C

## ENTRANCE PORCH

Entered via UPVC double glazed door, UPVC double glazed windows, door to vestibule.

## ENTRANCE VESTIBULE

With external door, stairs leading off, door to lounge.

## LOUNGE

16'11" (into bay) x 12'4" (5.16m (into bay) x 3.76m)  
Fitted with wooden fire surround housing living flame fire, inset spotlighting, storage cupboard, UPVC double glazed bay window.

## KITCHEN

15'8" x 7' (4.78m x 2.13m)  
Refitted Grey wall/base units, ample worktops, 1.1/2 bowl stainless steel sink unit and drainer, mixer tap, splashbacks, built in gas hob/oven/extractor, plumbing for automatic washing machine, radiator, UPVC double glazed window/door.

## CONSERVATORY

15'2" x 11'5" (4.62m x 3.48m)  
With laminate floor, UPVC double glazed windows/french doors to garden.

## DINING ROOM

17'5" x 10" (5.31m x 3.05m)  
Part garage conversion. With radiator, spotlighting, 2 x UPVC double glazed window.

## FIRST FLOOR

## BEDROOM 1

12'3" x 10'10" (3.73m x 3.30m)  
With radiator, UPVC double glazed window.

## BEDROOM 2

10'8" x 9'2" (3.25m x 2.79m)  
With radiator, UPVC double glazed window.

## BATHROOM/WC/SHOWER

Refitted white suite comprising panelled bath, pedestal wash hand basin, low level wc, shower over bath, shower screen, part tiled walls, heated towel rail, UPVC double glazed window.

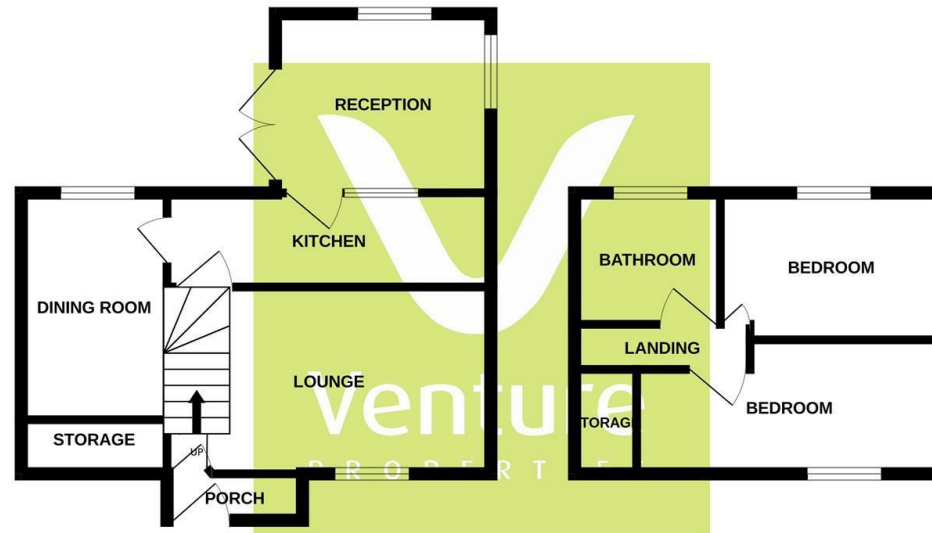
## GARAGE

Converted to incorporate dining room. Remote electric door, light, power, storage.

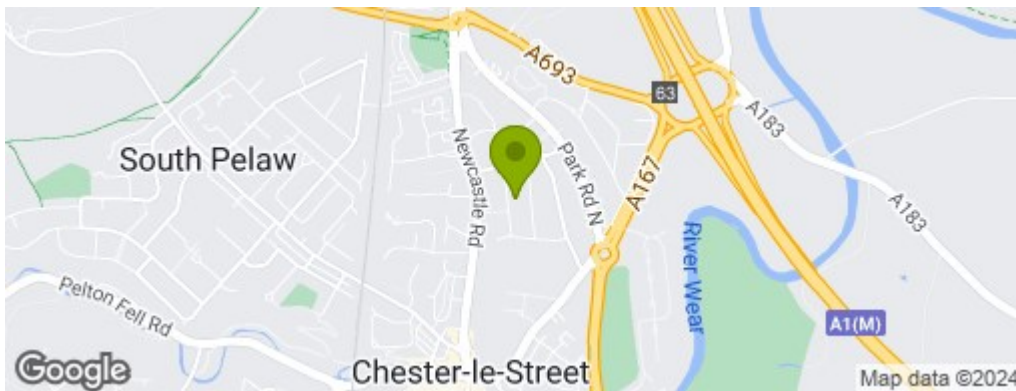
## OUTSIDE

There is a garden to the front with driveway leading to converted garage.

Whilst to the rear there is a large, fence enclosed lawned garden, patio area, tap and access.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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