



**Pelaw Avenue**

Chester Le Street DH2 2HJ

**£199,500**







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# Pelaw Avenue

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**\*\*SOLD, SUBJECT TO CONTRACT. SIMILAR PROPERTIES REQUIRED\*\*** Situated on Pelaw Avenue in this highly sought after residential area of South Pelaw, Chester Le Street, this deceptively spacious, extended semi-detached home offers an exceptional living experience. With an extended layout, this property boasts three well-proportioned bedrooms and ground floor wc and an additional shower room/wc, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by a generous living room that seamlessly flows into a dining area and a fitted kitchen, creating a perfect setting for both entertaining and everyday living. The ground floor also features a versatile room that can serve as a fourth bedroom or a family room enhancing the practicality of this home.

The first floor comprises good-sized bedrooms, each equipped with fitted wardrobes, ensuring ample storage. The family bathroom has been thoughtfully refitted, featuring a modern white suite and a shower, providing a fresh and inviting space for relaxation.

Externally, the property benefits from off-road parking

at the front, ensuring ease of access. The enclosed garden at the rear is well-maintained and includes a patio area, perfect for enjoying outdoor gatherings or quiet moments in the sun.

This home is truly one not to be missed, offering a blend of comfort, style, and functionality in a desirable location. Whether you are looking to settle down or invest, this property presents an excellent opportunity.

Freehold  
Council tax rating A  
EPC rating D

## ENTRANCE HALL

## LOUNGE/DINING/KITCHEN

24' (narrowing to 11'10") x 20'8" (narrowing to 16 (7.32m (narrowing to 3.61m) x 6.30m (narrowing to 4)

## UTILITY

## GROUND FLOOR SHOWER ROOM/WC

## BEDROOM 4/FAMILY ROOM

12'8" narrowing x 12'6" narrowing (3.86m narrowing x 3.81m narrowing)

## ADDITIONAL WC

## FIRST FLOOR

### BEDROOM 1

11'4" x 10' plus wardrobes (3.45m x 3.05m plus wardrobes)

### BEDROOM 2

11'2" x 9'1" plus wardrobes (3.40m x 2.77m plus wardrobes)

### BEDROOM 3

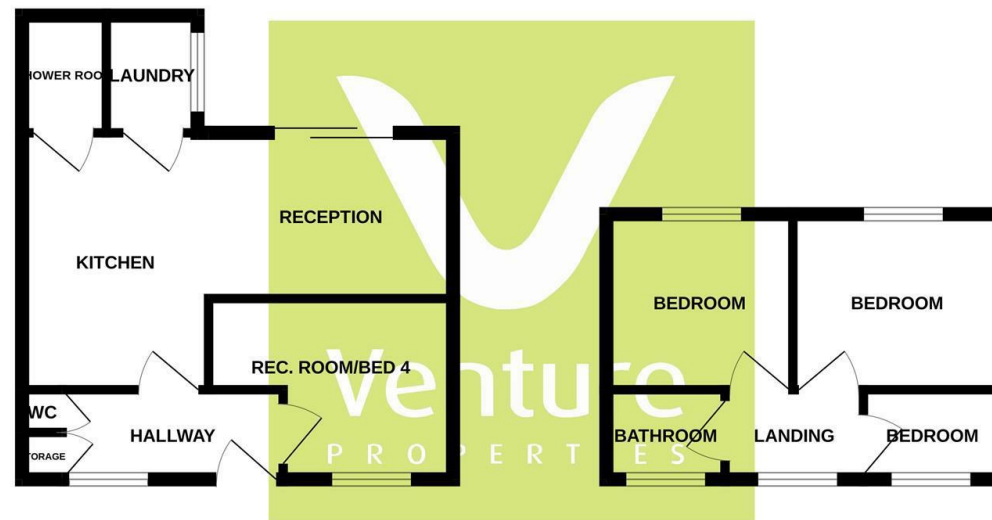
8'9" plus robes x 7'2" (2.67m plus robes x 2.18m)

## BATHROOM/SHOWER/WC

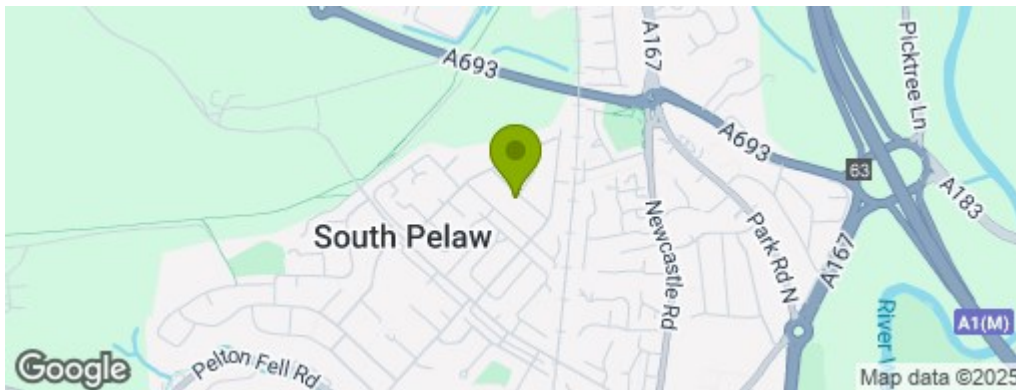
## OUTSIDE

## DRIVEWAY





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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