



**Elm Crescent**

Chester Le Street DH2 3QJ

**£112,000**





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# Elm Crescent

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Nestled in the charming village of Kimblesworth, this fully refurbished semi-detached house on Elm Crescent presents an excellent opportunity for those seeking a modern family home. With easy access to Durham, Chester-le-Street, and the A1M, this property is ideally located for both commuting and local amenities.

Upon entering, you are welcomed by an entrance hall that leads to a spacious lounge/dining room featuring UPVC double glazed French doors that open directly into the garden, creating a seamless connection between indoor and outdoor living. The refitted kitchen is a highlight, equipped with a built-in hob and oven making it perfect for culinary enthusiasts. The contemporary bathroom has also been thoughtfully updated, offering both a shower and WC for convenience.

The first floor boasts three generously sized bedrooms, providing ample space for family or guests. An additional WC on this level adds to the practicality of the home.

Externally, the property features a driveway that accommodates one vehicle, along with an open plan

garden at the front. The rear garden is large and enclosed, with views overlooking the playing fields, making it an ideal space for children to play or for hosting gatherings.

Additional enhancements throughout the home include new internal doors, a charming log burner for those cosy evenings and UPVC double glazed windows, ensuring comfort and energy efficiency.

This well-presented home is a rare find in a desirable location, making it a must-see for potential buyers or renters alike and is also offered with NO CHAIN. Several items of furniture, white goods etc can be offered via negotiation.

Freehold  
Council tax band A  
EPC rating to be confirmed

## ENTRANCE HALL

## LOUNGE/DINING ROOM

14' x 10'4" (4.27m x 3.15m)

## KITCHEN

12'4" x 9'5" (3.76m x 2.87m)

## BATHROOM/WC/SHOWER

## FIRST FLOOR

### BEDROOM 1

12'7" x 12' (3.84m x 3.66m)

### BEDROOM 2

13' x 8'11" (3.96m x 2.72m)

### BEDROOM 3

9'4" x 9'2" (2.84m x 2.79m)

## WC

## OUTSIDE

## PLEASE NOTE

The current owner has kennels to the rear of the property which will be removed.

The staircase is currently waiting to be redecorated.



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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