

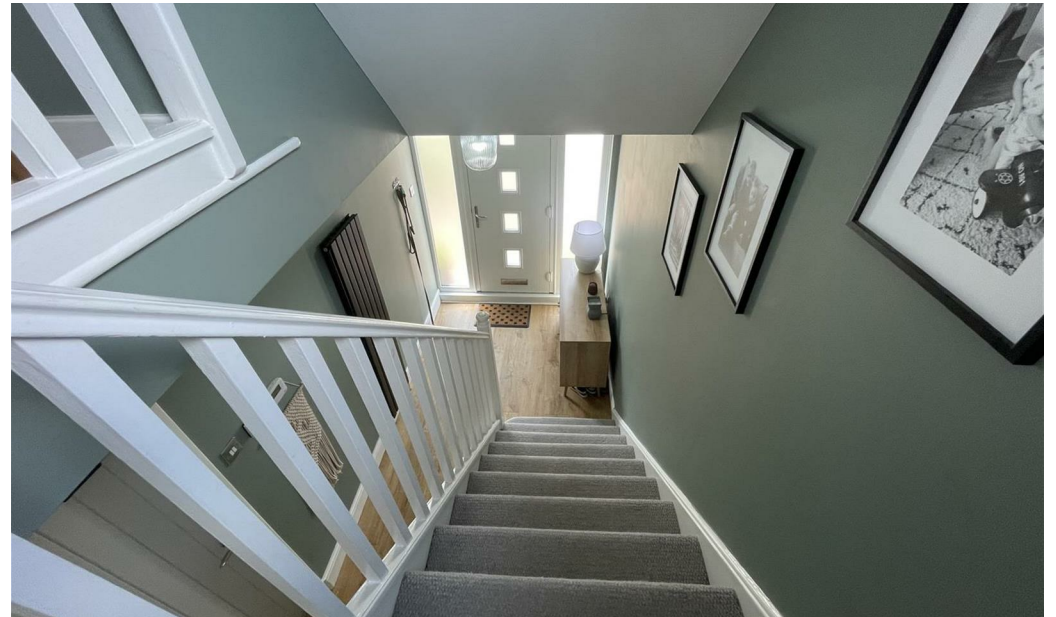


Strangford Avenue

Chester Le Street DH2 3EX

£230,000





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Nestled in a tranquil cul-de-sac on the desirable Garden Farm Estate in Chester-le-Street, this immaculately presented, extended semi-detached home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and an updated bathroom, this property is ideal for families seeking a welcoming environment.

Upon entering, you are greeted by a charming entrance hall featuring a spindled staircase that leads to the first floor. The spacious lounge, complete with a feature electric fire, provides a warm and inviting space for relaxation. Adjacent to the lounge is a delightful children's playroom, perfect for family activities or as a versatile additional living area.

The heart of the home is undoubtedly the superbly remastered fitted kitchen/dining room adorned in a contemporary grey finish and equipped with built-in appliances, making it a joy for any home cook. A separate utility room adds practicality to daily life, ensuring that the kitchen remains clutter-free.

On the first floor, you will find two generous double bedrooms, both fitted with wardrobes, alongside a single bedroom. The refitted white bathroom is a

standout feature, complete with a separate shower cubicle, catering to all your family's needs.

Outside, the property boasts a block-paved driveway that accommodates parking leading to a single garage. The established rear garden offers a peaceful retreat, perfect for outdoor entertaining or simply enjoying the fresh air.

This exceptional home has been thoughtfully updated and decorated to an excellent standard by the current owners, making it ready for you to move in and enjoy. To avoid disappointment, we encourage you to call us early on 0191 3729898 to arrange a viewing.

Leasehold, 999 years lease, 942 remaining, peppercorn lease £9 per annum
Council tax band C
EPC rating to be confirmed

ENTRANCE HALL

LOUNGE

14'10" x 12'8" (4.52m x 3.86m)

PLAYROOM

11'1" x 9'9" (3.38m x 2.97m)

KITCHEN/DINING ROOM

l shaped - 20'8" x 8'9" plus 18'7" x 8'6" (l shaped - 6.30m x 2.67m plus 5.66m x 2.59m)

UTILITY

FIRST FLOOR

BEDROOM 1

12'11" x 8'7" plus robes (3.94m x 2.62m plus robes)

BEDROOM 2

11'7" x 8'8" plus robes (3.53m x 2.64m plus robes)

BEDROOM 3

9'9" x 8' (2.97m x 2.44m)

BATHROOM/WC/SHOWER

OUTSIDE

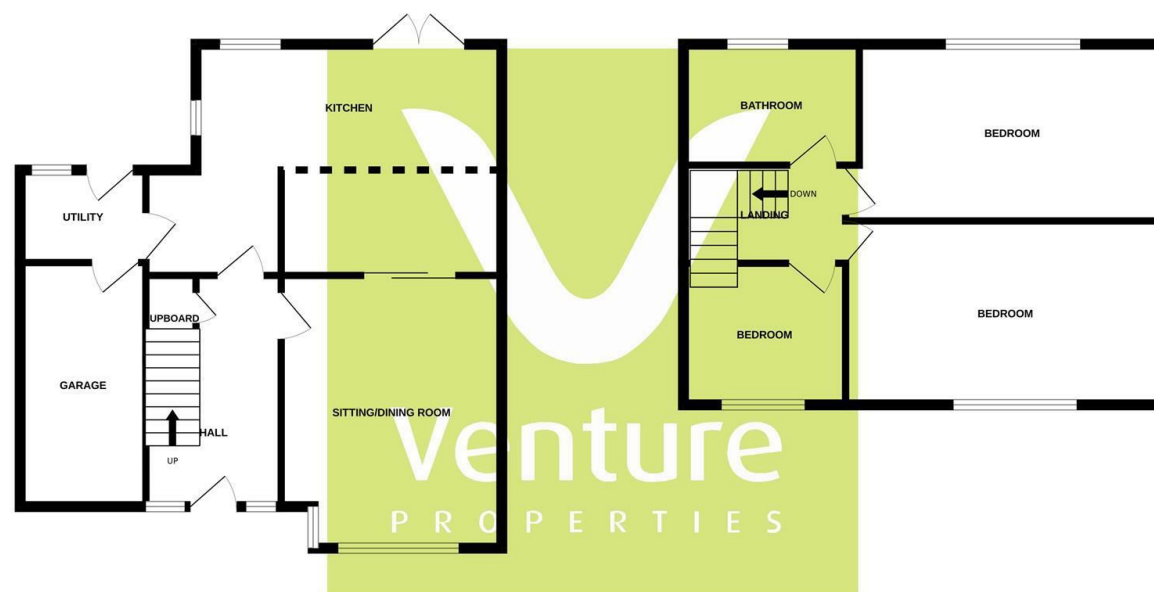
GARAGE

NOTES

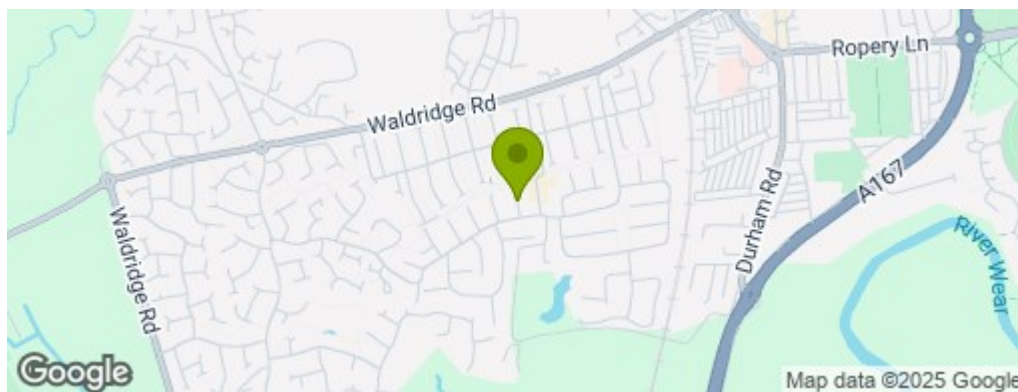
The seller is a relative of a staff member of Venture Properties.

GROUND FLOOR

1ST FLOOR



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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