



Rectory Green

Chester le Street DH3 4DZ

Offers In Excess Of £375,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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x 4



x 3



x 2

****SOLD, SUBJECT TO CONTRACT. SIMILAR PROPERTIES REQUIRED**** Nestled in the prestigious Lambton Park Estate, this stunning townhouse on Rectory Green is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and three bathrooms, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a beautifully upgraded interior that exudes elegance and style. Fashionable, spacious lounge and modern kitchen/dining room complete with built-in appliances, is a chef's dream, while the luxuriously appointed bathrooms, ensuite facilities and dressing area bring a touch of elegance.

The property features UPVC double glazed sash style windows, gas central heating ensuring comfort, and energy efficiency. With a double garage, a driveway accommodating two vehicles, and large rear, south facing garden offer convenience and outdoor enjoyment are at your fingertips.

Whether you're looking for a spacious family home or a place to entertain guests in style, this townhouse offers generous living accommodation spread across

three floors.

The Lambton Estate is open to the general public at restricted times; residents of the development have exclusive daily access to the beautiful nature trails and pathways of this truly wonderful estate.

Don't miss the opportunity to make this immaculately presented residence your own.

Freehold
Council tax band D
EPC rating B

ENTRANCE HALL

LOUNGE
14'5" x 10'10" (4.39m x 3.30m)

GROUND FLOOR WC

KITCHEN/DINING ROOM
19' x 11'5" (5.79m x 3.48m)

FIRST FLOOR

BEDROOM
13'6" (plus robes) x 11'2" (4.11m (plus robes) x 3.40m)

BEDROOM

12'9" (plus robes) x 11'2" (3.89m (plus robes) x 3.40m)

BEDROOM

8'9" x 7'4" (2.67m x 2.24m)

BATHROOM/WC/SHOWER

SECOND FLOOR

BEDROOM/CINEMA ROOM

15'8" x 13' (4.78m x 3.96m)

EN SUITE

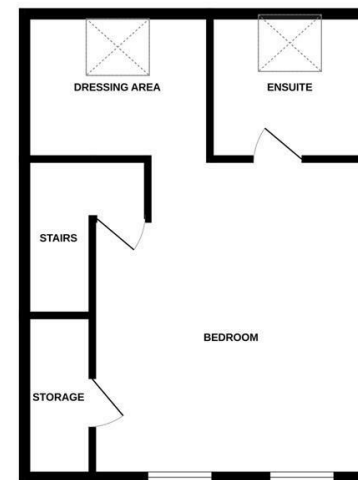
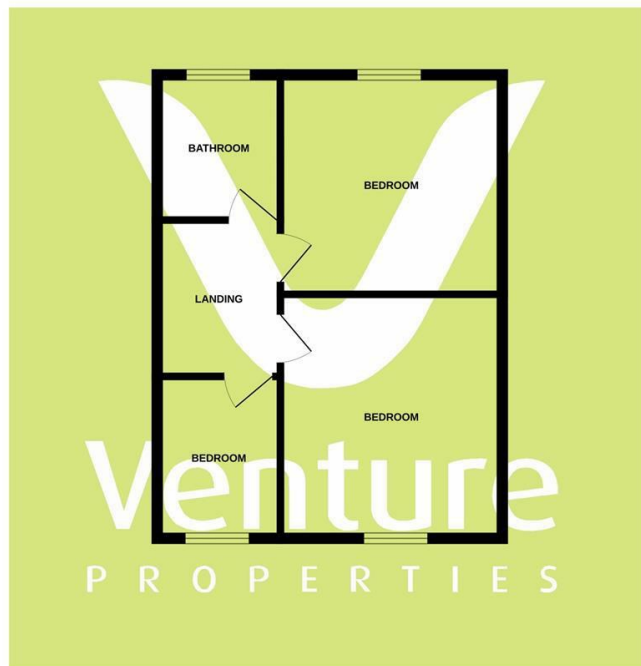
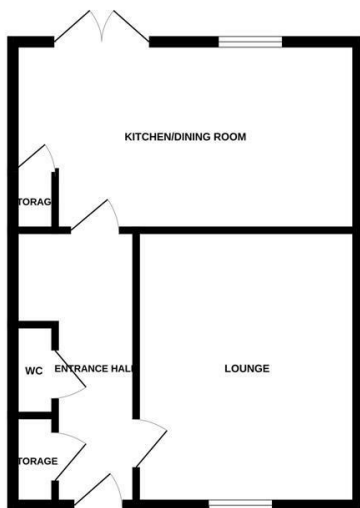
DRESSING ROOM

OUTSIDE

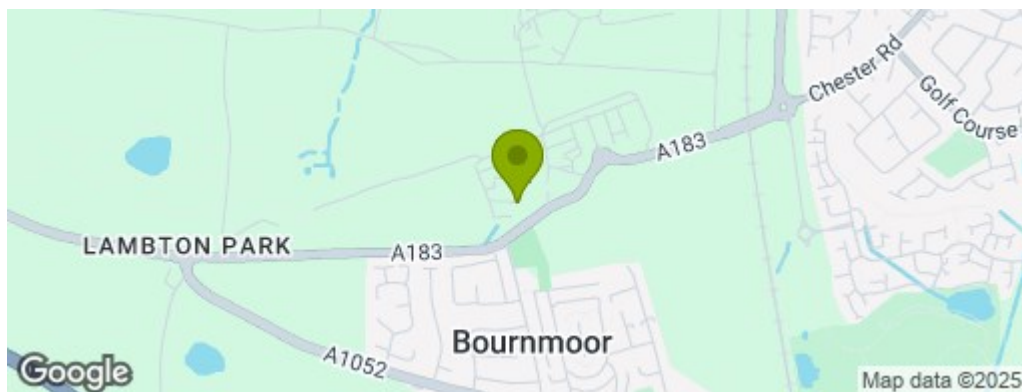
DOUBLE GARAGE

NOTES

Maintainance charges are £687.40 @ year, all paid for 2025.



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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