



Gainford

Chester Le Street DH2 2EP

£132,000





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Gainford

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- Three bed mid link home
- EPC rating D
- Gas Central Heating

- Ground floor wc and utility
- Fitted bathroom suite and shower
- UPVC double glazing

- Kitchen/diner
- Lounge with French doors to the garden

Situated in the residential area of Gainford, Chester-le-Street, this well-presented three-bedroom mid-link home is an ideal choice for families seeking comfort and convenience. The property is situated close to the bustling town centre, providing easy access to a variety of shops, schools, and essential amenities. Additionally, the local train station and proximity to the A1M ensure that commuting is a breeze.

Upon entering, you are welcomed by a spacious porch that leads to a generous lounge, featuring UPVC double glazed French doors that open to the garden, allowing for an abundance of natural light. The heart of the home is undoubtedly the superbly refitted Grey Gloss kitchen, which comes equipped with built-in hob, oven, and extractor fan, making it perfect for culinary enthusiasts. A separate utility room and a convenient ground floor WC add to the practicality of this delightful home.

The first floor boasts three well-sized bedrooms, each fitted with ample cupboard space, ensuring that storage is never an issue. A recently refitted white bathroom, complete with a WC and shower, provides a modern touch to the property.

Outside, the enclosed rear garden offers a private space for relaxation and outdoor activities, while the property benefits from UPVC double glazing throughout and gas central heating via a combination boiler, ensuring comfort all year round.

Offered with immediate vacant possession, this property is a must-see. Early viewing is essential to fully appreciate the charm and potential of this lovely home. For further information or to arrange a viewing, please call 0191 3729898.

Freehold
Council tax band A
EPC rating D

Entrance Vestibule

Lounge
17'10" x 10'0" (5.44 x 3.05)

Kitchen / Diner
17'10" x 10'0" (5.44 x 3.05)

Ground Floor Wc

Utility

Rear Lobby

First Floor Landing

Bedroom One
11'7" x 10'0" (3.53 x 3.05)

Bedroom Two
10'2" x 10'0" (3.10 x 3.05)

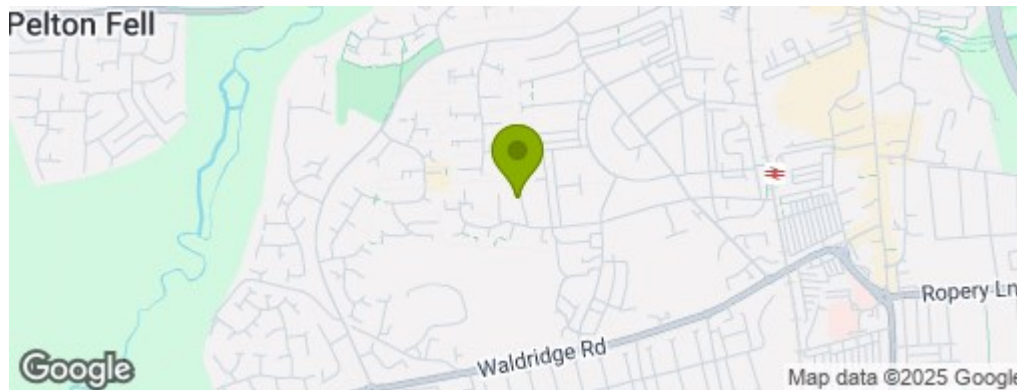
Bedroom Three
7'2" x 7'0" (2.18 x 2.13)

Bathroom / Wc/Shower

Outside



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

Council Band - A EPC Rating - D

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