

# Gainford

Chester Le Street DH2 2EP

£132,000











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# Gainford

## Chester Le Street DH2 2EP

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

Sold, subject to contract. Similar properties required. 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.

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

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 Wo

**Utility** 

Rear Lobby









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

#### First Floor Landing

#### **Bedroom One**

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

#### **Bedroom Two**

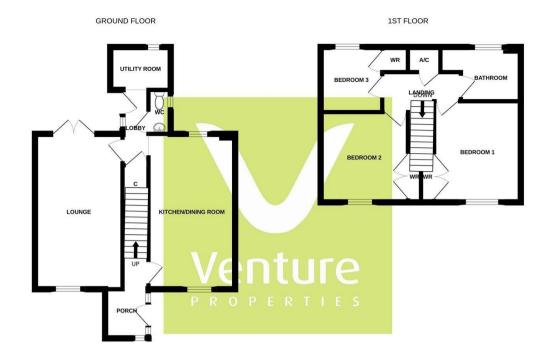
 $10'2" \times 10'0" (3.10 \times 3.05)$ 

#### **Bedroom Three**

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

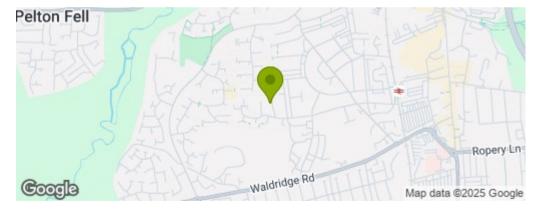
Bathroom / Wc/Shower

Outside



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of coors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee was to their operability or efficiency can be given.

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## **Property Information**

Council Band - A EPC Rating - D