

COPELAND RESIDENTIAL

SALES & LETTINGS



Alder Park, Brandon, DH7

Asking Price
£85,000

3 Bedroom Terraced
Currently Tenanted
Open Plan Lounge Diner
Ground Floor WC & 1st Floor Bathroom
Combination Boiler
EICR In Place
No Chain



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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CURRENTLY TENANTED TO BE SOLD WITH VACANT POSSESSION, 3 BEDROOM TERRACED, LOUNGE / DINER. GROUND FLOOR WC & 1ST FLOOR BATHROOM. GARDENS FRONT & REAR.

Available to purchase with the benefit of no onward chain is this family home with nice open aspect to the front and rear. Located in Alder Park, the property has good access to local schooling, shops and recreational facilities, with a wider range of facilities at the nearby Durham City which can easily be reached via car or bus.

Currently tenanted however being sold with vacant possession. Fully Upvc double glazed the property also benefits from a combination boiler and an EICR electric certificate.

Internally the property has a floor plan comprising of: hallway with large storage cupboard, downstairs WC, large lounge and dining area, kitchen, rear lobby/utility. On the first floor there are three bedrooms and a bathroom. Externally there is an enclosed garden to the front, and a rear yard. Ample non-allocated car parking is also available.

Property Briefly Comprises

Hallway. Accessed via a double glazed Upvc door, laminate flooring, smoke alarm, storage cupboard, stairs to 1st floor and radiator.

Ground Floor WC. Double glazed window to front, hand basin, WC and radiator.

Lounge / Diner. 20'7 x 11'1 (6.18m x 3.37m) Double glazed windows to front and rear, 2 x radiators, laminate flooring and tv point.

Kitchen. 11'4 x 8'10 (3.45m x 2.68m) Double glazed window to rear, range of wall and base units, stainless steel sink and drainer, ceramic hob, electric oven, extractor hood, space for fridge freezer, plumbed for washing machine, radiator, combination boiler, spot lights to ceiling and door to rear lobby

Lobby. 7'3 x 6'7 (2.21m x 2.01m) Double glazed window to rear, tiled floor, fuse board (tested 2021) and door to rear garden.

1st Floor Landing 2 x storage cupboards, loft access.

Bedroom 1. 11'2 x 10'5 (3.39m x 3.18m) Double glazed window to front and radiator.

Bedroom 2. 11'2 x 10'8 (3.39m x 3.26m) Double glazed window to rear, currently partially split to create 2 rooms and radiator

Bedroom 3. 9'4 x 8'2 (2.84m x 2.48m) Double glazed window to rear and radiator.

Bathroom. 6'5 x 6'3 (1.95m x 1.90m) Double glazed window to front, bath with shower over via mixer tap, WC, hand basin, part clad walls, spotlights to ceiling and radiator.

Externally gardens are available to the front and rear



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