

COPELAND RESIDENTIAL

SALES & LETTINGS



Atkinson Road, Chester Le Street, DH3

Offers Over
£250,000

Extended 3 Bed Semi Detached
Superb Open Plan Kitchen / Living Area
Utility Room
3 Double Bedrooms, En-Suite To Bedroom 1
Gardens To Front & Rear
Garage
Excellent Location



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

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SUPERB EXTENDED FAMILY HOME. OPEN PLAN LIVING KITCHEN ROOM. 3 DOUBLE BEDROOMS (EN-SUITE TO BEDROOM 1) GARDENS & GARAGE.

An attractive traditional style bay windowed semi-detached house with garage and westerly facing back garden. Atkinson Road is a sought after location close to town centre amenities and accessible to major road routes, including the A1(M). The property has been substantially extended to the side and rear. Located to the front is the formal dining room. Offering a 'Bay' style window to the front along with a stunning period cast fire surround with tiled inset. Leading through to the rear, the WOW factor is certainly within the open plan kitchen / living room. A superb social space has been created which flows to the rear garden. A wide range of wall and base units are within the kitchen area along with integrated cooking appliances and a Belfast style sink. The sitting area alone measures 14'4 x 11'8, LVT flooring is installed in a Herringbone style which perfectly complements the traditional feel.

A utility room is off the kitchen where space is provided for the washing machine and tumble dryer. A wall mounted combination boiler is within the utility along with an additional sink unit. Direct access to the garage and additional rear garden access is also via the utility room.

To the 1st floor the landing leads to the right and left. A superb sized bedroom with dual aspect is above the garage and could easily be split to create an additional en-suite shower room. Bedroom 1 is located to the rear extension. A lovely sized room with ample space for wardrobes and is complimented by a larger than average en-suite shower room. A 3rd double bedroom is to the front of the property with a handy alcove making a perfect space for home working or for additional storage. Externally well maintained gardens are to the front and rear. A lawned garden is to the front along with a paved driveway leading to the garage. A private, family sized garden is to the rear. A perfect entertaining space is available with lawns, and a raised paved patio.

Atkinson Road is situated on the northern periphery of Chester-le-Street town centre and is therefore within walking distance of a good range of shops, schools and amenities. Chester-le-Street is an ideal commuter base with major road routes, including the A167, A1(M), A183 and A693, allowing easy access to Durham City, Gateshead, Newcastle upon Tyne and Sunderland. The railway station is situated on the main east coast line linking London and Edinburgh.

Property comprises

Hallway. Accessed via a composite double glazed door, radiator and stairs to 1st floor.

Reception Room. 16'11 x 10'9 (5.15m x 3.28m) 'Bay' double glazed window to front, 2 x single radiators, period cast fire with tile inset, laminate flooring, coving and ceiling rose.

Open Plan Kitchen / Living Room. 20'6 x 15'4 (6.25m x 4.66m) Range of



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wall and base units, integrated ceramic hob, electric oven, extractor fan, Belfast style sink, wood worktops, space for fridge freezer, under stairs cupboard and slate flooring.

Living Area. French doors to rear, double glazed windows to rear, LTV flooring, radiator and smoke alarm.

Utility Room. Double glazed door and window to rear, door to garage, additional sink unit, combination boiler, plumbed for washing machine, space for tumble dryer, radiator, spotlights to ceiling, laminate flooring and extractor fan.

Split 1st Floor Landing. Loft access and smoke alarm.

Bedroom 1. 14'6 x 10'8 (4.43m x 3.26m) Double glazed window to rear, radiator and tv point.

En-suite. 9'6 x 4'7 (2.90m x 1.40m) Walk in shower enclosure, sink unit on stone base, WC, fully tiled walls, heated towel rail, tiled flooring, decorative cladding and spot lights to ceiling and extractor fan.

Bedroom 2. 19'10 x 7'2 (6.04m x 2.18m) Double glazed windows to front and rear, radiator. IDEAL SPACE FOR 2ND EN-SUITE.

Bedroom 3. 10'4 x 9'9 (3.15m x 2.98m) Double glazed window to front and radiator.

Bathroom. 8'10 x 6'4 (2.68m x 1.94m) Bath, WC, hand wash basin, shower encloser, radiator, spot lights to ceiling, laminate flooring and extractor fan.

Garage. 16'11 x 7' (5.16m x 2.13m) Electric roller door and lighting.

Externally. Well cared for lawns are to the front with a driveway to the garage. The rear garden is enclosed and boasts lawns and paved patios.



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