

# COPELAND RESIDENTIAL

## SALES & LETTINGS



**Glenavon Avenue, Chester le Street, DH2**

**Asking Price**

**£105,000**

Extended 2 Bedroom Semi Detached  
Spacious Lounge / Diner  
2 Excellent Sized Bedrooms  
Recently Decorated & New Flooring  
No Chain



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

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CHAIN FREE. RECENTLY DECORATED & NEW FLOORING. COMBINATION BOILER. IN NEED OF SOME COSMETIC WORKS.

Located in a popular area of South Pelaw, Chester le Street this extended 2 bedroom semi detached offers a superb layout with an extended open plan lounge / dining room which has been freshly painted and new flooring installed. A handy storage cupboard is located within the dining area which also houses a Baxi combination boiler. The family kitchen is located to the rear and provides access to the rear gardens.

To the 1st floor an abundance of natural light floods in from the large window to the side. Both bedrooms are superb sizes. Bedroom 1 which is to the front provides a traditional shaped room with ample space for larger bedroom furnishings along with a built in storage cupboard. Bedroom 2 again has been extended and measures 19'2 x 8'6. All rooms to the 1st floor have also been freshly decorated and boast freshly laid flooring.

Both bath and shower facilities are available. The bathroom has had a recent make over with freshly decorated flooring, decorative cladding to certain walls and new flooring.

Externally gardens are to the front and rear. A path to the side provides access to the rear garden which has a hard standing patio and lower level lawned and planting area.

Benefitting from being on the fringe of Chester le Street town centre where a vast array of shopping, recreational and commuting facilities are found. The towns' train station provide links throughout the country as does the A1 motorway which is a short drive away.

Property comprises.

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

Lounge / Dining Room. 21'4 x 14'10 (6.49m x 4.52m) Double glazed windows to front and rear, wall mounted electric fire (not tested) 2 x radiators, smoke alarm, tv and telephone points, storage cupboard with Baxi combination boiler.

Kitchen. 9'10 x 8'6 (2.99m x 2.59m) Double glazed window to rear, Upvc door to rear garden, range of wall and base units, plumbed for washing machine, space for fridge freezer, stainless steel sink and drainer, radiator.

1st Floor Landing. Double glazed window to side, smoke alarm, air flow system and loft access.

Bedroom 1. 11'9 x 10'8 (3.58m x 3.26m). Double glazed window to front, radiator and storage cupboard.

Bedroom 2. 19'2 x 8'6(6'11) x 5.84m x 2.58m (2.10m) Double glazed window to rear and radiator.

Bathroom. 8'3 x 5'2 (2.51m x 1.58m). Bath with electric shower over, glass shower screen, WC, hand basin, part decorative cladding to walls and radiator.



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Externally there's a lawned garden to the front, path to the side leading to a raised hard standing, lower level lawns.



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