

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Park Road Central, Chester Le Street, DH3

OIRO

**£280,000**

Charming 3 bed semi-detached house

Stunning views towards Lumley Castle

Westerly facing rear gardens

2 formal reception rooms

EXCELLENT LOCATION for all the towns recreational / educational and commuting facilities

Recently installed shower room



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

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**Charming 3 Bed Semi. 2 Formal Reception Rooms. Views Towards Chester le Street Park, Large Rear Garden, Walking Distance To Schools. Offer stunning views directly towards Lumley Castle and Chester le Street Riverside Park this 1930's characterful 3 bedroom semi detached house offers a spacious layout and large Westerly facing rear gardens. The property boasts an inner hallway with traditional features which leads to 2 formal reception rooms, Kitchen and ground floor WC. Located to the front the main sitting room provides superb views over the towns' renowned park which boasts the River Wear and stunning walk ways. Dining is to the rear which offers a spacious dining room flowing to a conservatory which sits proudly overlooking the large rear gardens.**

**To the 1st floor 3 bedrooms are available 2 being excellent sized doubles both offering storage facilities and 1 single bedroom. A stunning bathroom suite has been recently installed which boasts a double walk in shower enclosure with twin head shower and a family sized vanity sink unit for additional storage. The property is double glazed and heating is via a combination boiler.**

**Parking is to the front and to the rear. Additional parking could be created if required. The front parking area is edged with a range of planting beds while the drive leads to the rear detached garage. The rear garden is a major feature to 14 Park Road Central. A great size with lawns, patio's and many planting areas. Definitely a garden for families to enjoy.**

**EXCELLENT LOCATION for all the towns recreational / educational and commuting facilities . A range of schools for all ages are within walking distance, the A167 provides excellent access to Durham City and the A1 motorway which is around 1/2 mile.**

**Property comprises**

**Enter into the hallway via a Upvc double glazed door, radiator, double glazed window to side, laminate flooring, picture rail and stairs to the 1st floor.**

**Ground floor WC with double glazed window to side, WC, hand wash basin and laminate flooring**

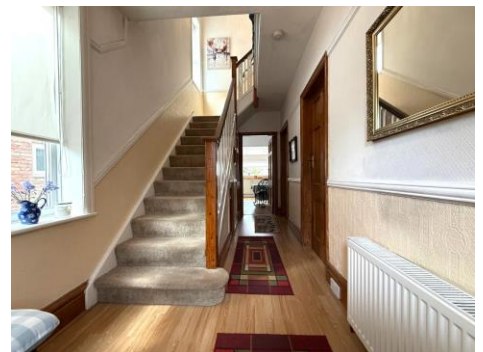
**Reception 1. 14'1 x 12'5 (4.30m x 3.79m) Bay double glazed Bay window to front, period fire place with tiled inset and wooden surround, coving, tv point.**

**Reception 2. 13'8 x 12'5 (4.17m x 3.78m) Double glazed doors to conservatory, radiator coving and tv point**

**Conservatory 11'5 x 9' (3.48m x 2.73m) Double glazed French doors to rear, double glazed windows to rear, laminate flooring.**

**Kitchen. 16'11 x 8'2 (5.15m x 2.48m) Double glazed door to side, double glazed window to rear, built in gas hob, electric oven, extractor fan, plumbed for washing machine, stainless steel sink and drainer, mixer tap, tiled splash backs, radiator and spotlights to ceiling.**

**1st floor landing Double glazed window to side.**





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**Bedroom 1. 11'8 x 11'6 (3.56m x 3.52m)** Double glazed window to front, built in cupboards, period tiled fire place, radiator, picture rail and views towards Lumley Castle and park

**Bedroom 2. 13'1 x 11' (3.98m x 3.36m)** Double glazed window to rear, built in cupboard and radiator

**Bedroom 3. 7'10 x 7'2 (2.40m x 2.19m)** Double glazed window to front and side, radiator and view towards Lumley Castle and Riverside Park.

**Bathroom 7'8 x 7'7 (2.33m x 2.32m)** Double glazed window to side x 2, shower enclosure with twin headed shower, WC, vanity hand wash basin, part tiled walls, radiator, loft access with pull down ladder, advised the floor is boarded and light is available.

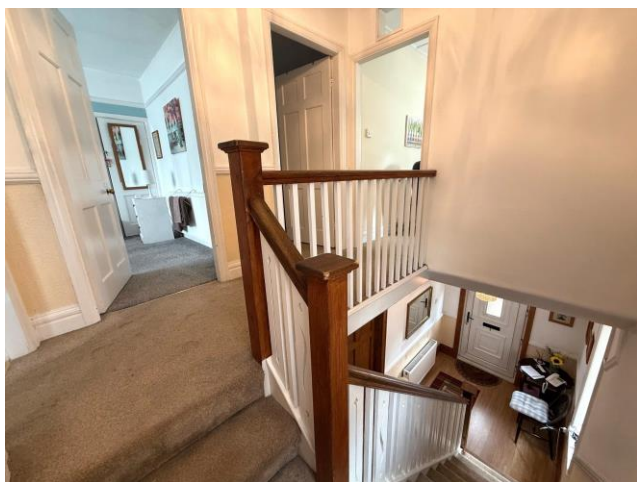
Externally gardens are available to the front and rear, a drive to the side leads to a detached garage. The rear gardens are Westerly facing and larger than average, consisting of lawns, pond, pebbled patio and shed. Parking is to the front or to the garage.

**Garage.** Electric door, window to side, door to rear, lights and power.



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