

COPELAND RESIDENTIAL

SALES & LETTINGS



Lambton Street, Chester Le Street, DH3

OIRO

£165,000

Stunning Family Home Within Town Centre
Replaced Roof, Windows & Doors
Recent Kitchen & Luxury Bathroom
Immaculately Decorated
Replaced Combination Boiler
Utility / Boot Room
3 Bedrooms
Garden



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

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Nestled in the heart of Chester-le-Street, this stunning mid-terraced house on Lambton Street is going to sell fast. The accommodation is arranged to provide a spacious lounge that offers a welcoming setting for relaxing and entertaining, decorated in rich complementary colours a cast fire place is a focal point to this superb room. French doors are also installed which flow to the lawned front garden. The modern kitchen / diner leads through to the rear of the property and offers ample space for dining, with stylish cabinetry and integrated cooking appliances set within an inglenook style range area. A central island provides extra storage space along with a breakfast bar area perfect for family times. To the rear is a great sized utility room / boot room. Providing ample space for full range of laundry facilities this great space is a must for any family with ample space for shoe and coat storage.

To the 1st floor, three well-proportioned bedrooms provide comfortable and versatile living space. Each room benefits from being superbly decorated and offer an abundance of natural light. Providing both bath and shower facilities, the bathroom again is stunning. A roll top bath is installed along with a double walk in shower, vanity sink unit and WC, all again decorated beautifully. A 'secret' staircase runs to the fully boarded attic which also benefits from a velux style window to the front.

The property also enjoys a private rear yard, and a superb lawned garden with lawn pebbled patio and shed for storage.

Lambton Street is superbly situated for access to a wide range of local amenities. Chester-le-Street town centre, just a short walk away, offers a variety of shops, cafés, and restaurants, as well as major supermarkets including Tesco, Morrisons and Aldi, all within a one-mile radius. Families will appreciate the proximity to well-regarded primary and secondary schools, such as Red Rose Primary, Cestria Primary School and Park View School.

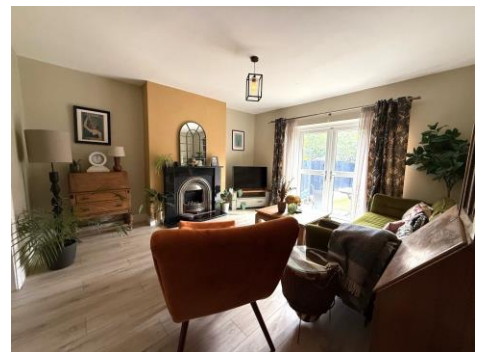
For leisure and fitness, the Riverside Sports Pavilion and leisure centre are less than ten minutes away by car, offering gym facilities, swimming, and access to beautiful riverside walks. Excellent transport links make this property a desirable choice for commuters. Chester-le-Street railway station, is a short distance away and provides regular services to Newcastle, Durham and beyond. The A1(M) is within easy reach for road commuters.

This attractive and conveniently located home represents a fantastic opportunity to acquire a property in one of County Durham's most sought-after and well-connected towns. Early viewing is highly recommended to appreciate all that this property has to offer.

Property comprises

Entrance Hall. Accessed via a double glazed composite door, radiator, laminate flooring and period effect panelling.

Lounge. 14'9 x 13'11 (4.50m x 4.25m). Double glazed French doors to front, Fireplace with cast inset fire surround, laminate flooring, radiator



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and tv point.

Kitchen / Dining/ Breakfast room. 17'8 x 14' (5.39m x 4.28m) Double glazed window to rear, stained glass door to utility room, stunning range of wall and base units, integrated cooking appliances, extractor fan, built in fridge, Island with breakfast bar area, sink and drainer, mixer tap, laminate flooring, stairs to upper floor and storage cupboard.

Utility / Boot Room. 9'10 x 9' (2.99m x 2.75m) Double glazed composite door to rear, Upvc double glazed window to rear, plumbed for washing machine, space for tumble dryer, Belfast sink, radiator, laminate flooring, storage cupboard with a modern Worcester combination boiler.

1st Floor Landing. Smoke alarm, storage cupboard and 'secret' stairwell to fully boarded attic.

Bedroom 1. 14' x 11'1 (4.27m x 3.37m). Double glazed window to rear, radiator, tv point and built in cupboard.

Bedroom 2. 14'10 x 9'9 (4.53m x 2.98m) Double glazed window to front and radiator.

Bedroom 3. 11'9 x 7'5 (3.58m x 2.27m). Double glazed window to front, radiator and wood flooring.

Bathroom. 9'11 x 8'9 (3.03m x 2.66m). Double glazed window to rear, roll top bath, walk in double shower, vanity sink unit, WC, heated towel rail and tiled flooring.

Externally there's a well maintained lawned garden to the front with pebbled patio and storage shed. A yard is to the rear with access to none allocated street parking.



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