

COPELAND RESIDENTIAL

SALES & LETTINGS



Cong Burn View, Pelton Fell, DH2

Asking Price

£235,000

Young Estate
End of Terrace Townhouse
4 Bedrooms
2 Reception Rooms
4 Bathrooms
Utility
Woodland Views
Large Drive + Garage



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

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PURCHASE OF FREEHOLD TENURE IN PROCESS

STUNNING 4-BED TOWNHOUSE / OPEN PLAN LIVING - Copeland Residential is delighted to offer to the market this amazing end-terrace 4-bedroom townhouse on Cong Burn View. The property is conveniently located within walking distance of the villages local amenities and transport links as well as being a short commute to Chester-Le-Street Town Centre. The ground floor quarters have been converted into an open plan lounge and kitchen with recently fitted kitchen units and breakfast bar, creating ample living space complimented by natural light flowing in through the large front facing bay window and rear facing bi-folding patio doors opposite. There is also a spacious lounge to the first floor with views looking out onto the nearby woodland. The first and second bedrooms have brand new ensuites as well as there being a family bathroom to the second floor. The rear exterior offers access to a 2-tier, low maintenance garden with access to a large drive and detached garage with power supplied. Offering ample living space and beautifully presented throughout, this property is perfect for families looking to move to the area.

PROPERTY IS LEASEHOLD, 108 YEARS REMAINING ON THE LEASE, GROUND RENT - £203 PER ANNUM. - ### WE HAVE BEEN ADVISED THE VENDORS ARE IN THE PROCESS OF PURCHASING THE FREEHOLD TENURE - WILL BE SOLD AS A FREEHOLD PROPERTY ###

Council Tax Band: D

EPC Rating: C

Room Descriptions

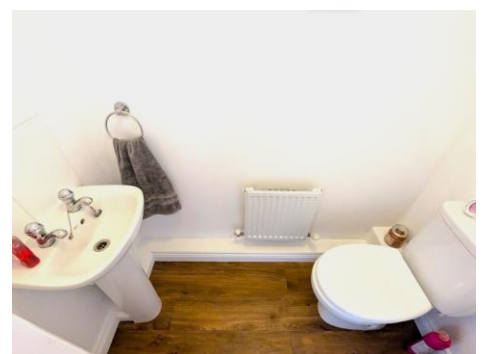
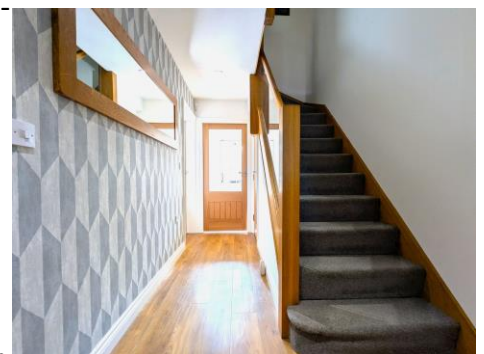
Entrance Porch - Laminate flooring, access to WC and entrance hall, radiator.

Ground Floor WC - Laminate flooring, toilet, wash basin, radiator.

Entrance Hall - Laminate flooring, offering access open plan ground floor lounge and kitchen, utility and carpeted staircase with solid oak bannister and glazed panelling, bespoke vertical radiator.

Ground Floor Lounge Area 10'6 x 10'8 (3.26m x 3.32m) - The ground floor living quarters have been converted into a large open plan living space between the lounge and kitchen which spans the full length of the house with laminate flooring running throughout. The lounge area is complimented with a large double glazed bay window with views of the burn and woodland beyond with a bespoke space-saving vertical corner radiator.

Kitchen Area 15'4 x 10'4 (4.70m x 3.18m) - Look towards the rear of the open plan space to discover a recently fitted range of base and wall units with stunning slate grey gloss finished panels and contrasting white work surfaces, island to match and white gloss brick effect splash back, integrated appliances include electric oven, gas hob and overhead extractor and accommodating for freestanding dishwasher, large ceramic sink with mixer tap, rear-facing bi-folding double glazed doors looking out onto the rear garden, matching bespoke space-saving vertical corner



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radiator.

Utility 6' x 6'4 (1.83m x 1.97m) - Laminate flooring, recently fitted workbench with 3 base units, recently fitted Worcester emersion boiler, access to rear garden, radiator.

First Floor Landing - Carpeted landing with the solid oak bannister and glazed panelling continuing up to the second floor. Offering access to the first floor lounge and first bedroom.

First Floor Lounge 10'7 x 17'5 (3.27m x 5.34m) - Carpeted, spacious lounge with 2 front facing double glazed windows looking out onto nearby woodland, 2 radiators.

Bedroom One 15'3 x 10'4 (4.69m x 3.20m) - Laminate flooring, rear facing double glazed patio doors leading onto a Juliet balcony, large fitted wardrobes with mirrored sliding doors, radiator, access to ensuite.

Ensuite 5'1 x 6'6 (1.57m x 2.02m) - Recently fitted ensuite with new tiled flooring and splashback, offering access to toilet, wash basin and walk-in shower unit with mains supplied shower, rear facing double glazed window, radiator.

Second Floor Landing - Carpeted, offering access to 3 further bedrooms, family bathroom, 2 storage cupboards and loft hatch, radiator.

Bedroom Two 10'7 x 10'5 (3.29m x 3.23m) - Laminate flooring, front facing double glazed window, radiator, access to ensuite.

Ensuite 6' x 5' (1.84m x 1.55m) - Recently fitted ensuite with new vinyl flooring, low-height tiled splashback and large fitted mirror, offering access to toilet, wash basin and shower cubicle with mains supplied shower, radiator.

Bedroom Three 9'1 x 9'4 (2.80m x 2.88m) - Laminate flooring, rear facing double glazed window, radiator.

Bedroom Four 8'2 x 6'6 (2.52m x 2.03m) - Carpeted, front facing double glazed window and radiator.

Family Bathroom 5'8 x 7'7 (1.79m x 2.35m)- Vinyl flooring, offering access to 3 piece white bath suite, half height tiled splashback, glazed shower screen, rear facing double glazed window, radiator.

Exterior - Small enclosed garden to the front with gated side passage to the rear. Low maintenance rear garden with decked area adjacent to the property and patio area with shed to the far side. Steps leading up to the rear gate leading onto a large drive for 3 cars and detached garage with power supplied.



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