



Holmlands Park, Chester Le Street, DH3 3PJ
3 Bed - House - Mid Terrace
£279,950

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Holmlands Park

Chester Le Street, DH3 3PJ

* SPACIOUS TRADITIONAL STYLE HOME * THREE BEDROOMS * GREATLY EXTENDED * LONG GARDEN
* GARAGE AND WORKSHOP WITH POWER * DRIVEWAY TO FRONT * TWO RECEPTION ROOMS *
BEAUTIFUL KITCHEN * GORGEOUS REFITTED BATHROOM SUITE WITH FREESTANDING BATH AND
SEPARATE SHOWER CUBICLE *

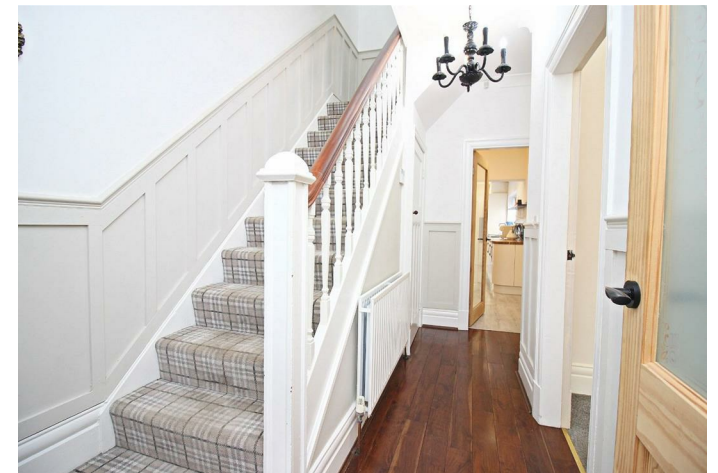
Situated in traditionally one of Chester le Street's most sought after streets, this much improved and greatly extended three bedroom home offers impressive space, modern presentation whilst retaining period charm, and a layout perfect for family living. The property is within walking distance of the town centre, schools, shops, restaurants, the railway station and the beautiful Riverside Park, making it an ideal location.

The accommodation is well planned and includes a welcoming lobby and hall, a lounge with bay window, and a separate dining/sitting room with French doors opening to the garden. The heart of the home is a stunning kitchen, beautifully presented with integral appliances, while a useful cloakroom/utility room completes the ground floor.

To the first floor there are three bedrooms served by a gorgeous refitted bathroom suite, featuring a freestanding bath and a separate shower cubicle. The house is warmed by gas central heating, and it benefits from uPVC double glazing.

Externally, the property is equally impressive. To the front there is a driveway providing off street parking, while to the rear lies a long garden with patio and lawn, offering excellent outdoor space. The property also benefits from a garage accessed via the rear lane, with an attached workshop complete with power, providing superb additional storage or workspace.

Holmlands Park is perfectly positioned between the town centre and the Riverside Park, offering both convenience and green surroundings. Chester le Street is a highly regarded commuter base, with excellent road links to Durham, Newcastle, Gateshead and Sunderland, as well as a mainline railway station giving direct connections to London and Edinburgh.

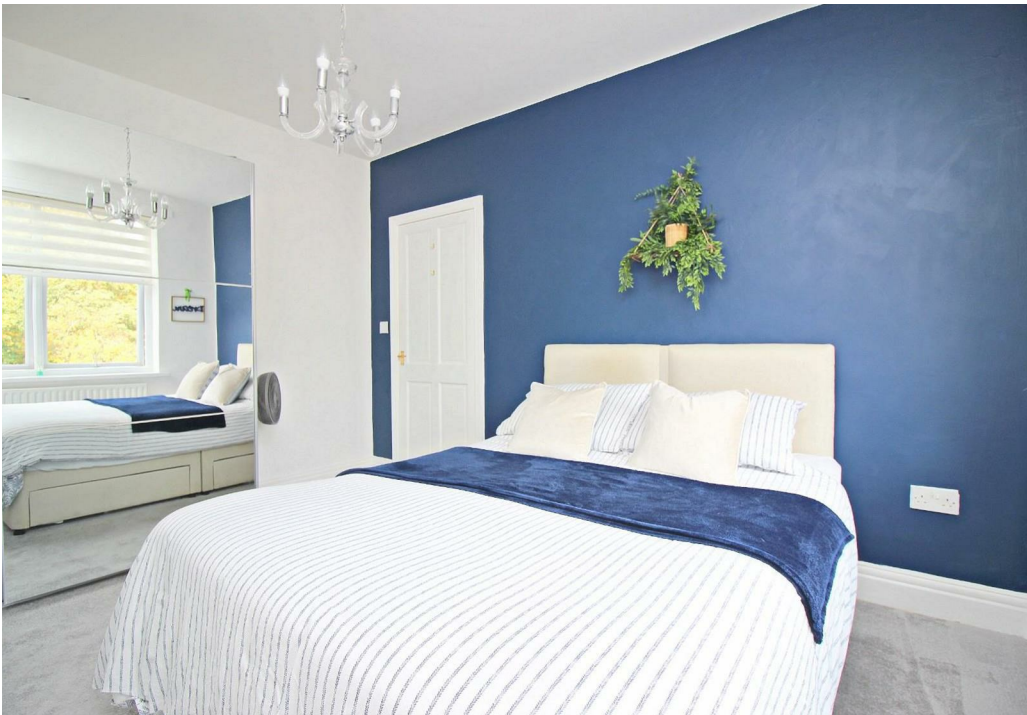












GROUND FLOOR

Porch

Entrance Hall

Lounge

15'1" x 13'5" (4.6 x 4.1)

Dining / Sitting Room

14'1" x 11'5" (4.3 x 3.5)

Dining Kitchen

22'3" x 8'2" (6.8 x 2.5)

Rear Lobby

Utility / WC

7'2" x 5'6" (2.2 x 1.7)

FIRST FLOOR

Landing

Bedroom

12'9" x 12'5" (3.9 x 3.8)

Bedroom

12'9" x 11'1" (3.9 x 3.4)

Bedroom

8'6" x 7'6" (2.6 x 2.3)

Bathroom

9'2" x 8'10" (2.8 x 2.7)

EXTERNALLY

Workshop

11'1" x 7'2" (3.4 x 2.2)

Garage

16'0" x 8'10" (4.9 x 2.7)

Store

8'10" x 3'11" (2.7 x 1.2)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

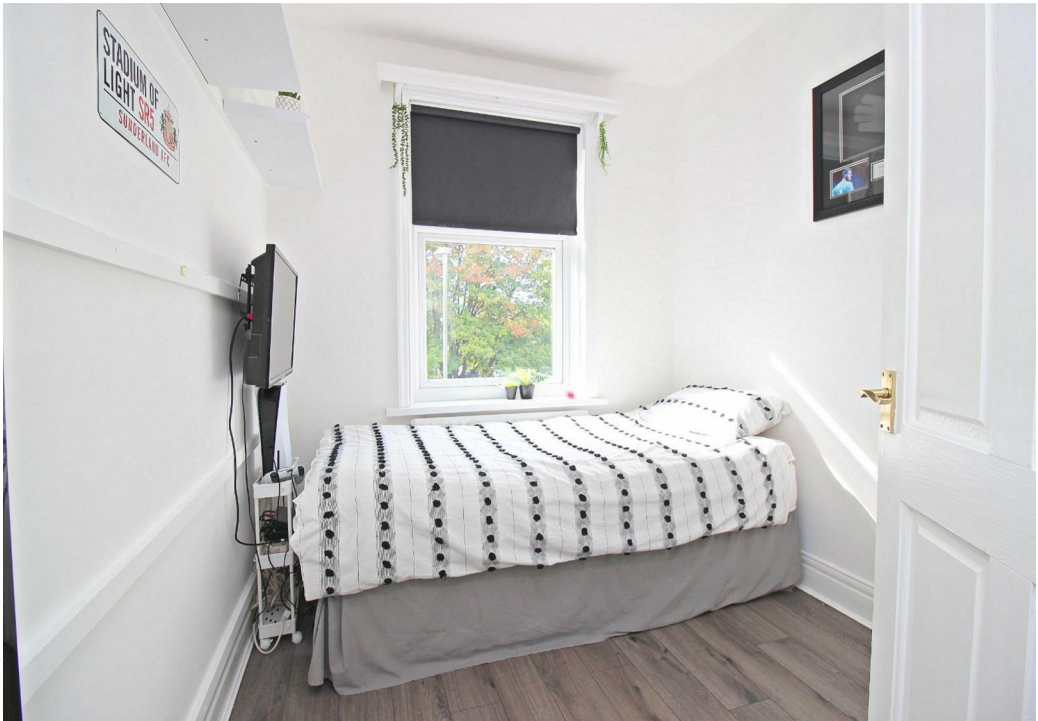
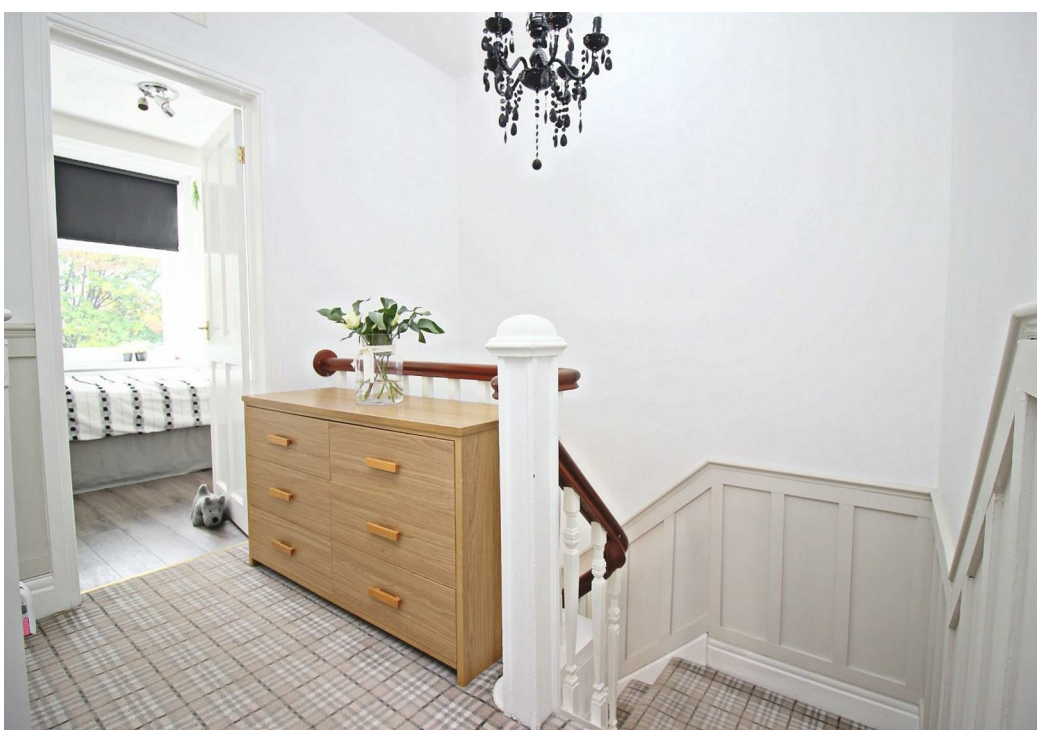
Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,268 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Holmlands Park

Approximate Gross Internal Area
1561 sq ft - 145 sq m



GROUND FLOOR

FIRST FLOOR

OUTBUILDINGS

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these

