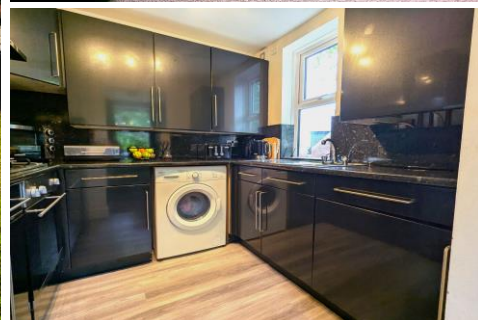


COPELAND RESIDENTIAL

SALES & LETTINGS



The Pines, Washington, NE37

Offers Over
£100,000

Private Estate
1st Floor Apartment
2 Double Bedrooms
Secure Communal Entrance
Car Park To Rear
Chain Free
Leasehold with 970 Years Remaining
£1,667 Per Annum Service Charges



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COPELAND RESIDENTIAL

SALES & LETTINGS

STUNNING 1ST FLOOR APARTMENT ON A PRIVATE ESTATE - Tucked away on the secluded Usworth Hall Estate sits an impressive apartment complex with character features in stunning surroundings. This 1st floor apartment with secure communal access has an impressive open plan lounge/diner leading to a kitchen along with 2 double bedrooms and a bathroom.

The exterior has a graveled drive leading to a car park towards the rear of the complex which sits amongst what feels like a woodland setting on what is a private and secluded estate.

This well maintained and presented property is perfectly located for commuters needing access to the nearby Follingsby and Stephenson Industrial Estates as well as being a short drive from major 'A' roads connecting to the A1.

LEASEHOLD - 970 YEARS REMAINING - £1,667 PER ANNUM SERVICE CHARGES

Council Tax Band: B

EPC Rating: C

Room Descriptions Hallway

Enter into a hallway with laminate flooring, offering access to a lounge/diner, 2 double bedrooms, bathroom and built in storage cupboard. Wall mounted vertical radiator and secure intercom system. Lounge/Diner 13'5 closing to 5'8 x 9' opening to 17'4 (4.11m closing to 1.76m x 2.74m opening to 5.30m)

Large open plan 'L' shaped lounge/diner which carpeted to lounge space but has laminate flooring to the dining area. 2 front-facing UPVC double glazed windows and 2 wall mounted radiators. Open access to the kitchen via the dining area.

Kitchen 6'6 x 7'4 (2.01m x 2.25m)

Laminate flooring, access to a range fitted base and wall units, work surfaces and cladding splashback. Integrated electric oven, gas hob and overhead extractor. Space for a freestanding washing machine and fridge/freezer. Enclosed Ideal Logic combination boiler. Stainless steel sink with mixer below a side-facing UPVC double glazed window.

Bedroom One 9'6 x 10'7 (2.92m x 3.26m)

Laminate flooring with a rear-facing UPVC double glazed window and wall mounted radiator.

Bedroom Two 9'5 closing to 6'6 x 9'9 (2.89m closing to 2.01m x 3.01m)

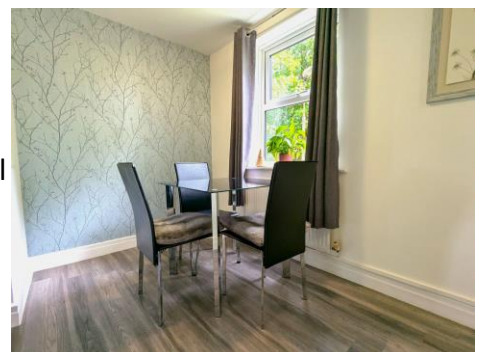
Carpeted bedroom with a rear-facing UPVC double glazed window and wall mounted radiator.

Bathroom 5'1 x 7'5 (1.55m x 2.28m)

Vinyl flooring with a half and full-height tiled splashback aspect, access to a toilet, wash basin and bath with mains supplied shower overhead. Side-facing UPVC double glazed window, wall mounted radiator and extractor fan.

Exterior

Stunning and secluded surroundings on a private estate accessible via a



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private road, with a gravelled drive and large car park to the rear. Secure communal entrance to the front and rear.



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