

COPELAND RESIDENTIAL

SALES & LETTINGS



Holyrood, Great Lumley, DH3

Asking Price

£200,000

CHAIN FREE, 3 Bedroom Semi
Fully Refurbished, New Kitchen & Bathroom
Fully Fresh Decorated Throughout
Gardens To 3 sides
Detached Garage
Freehold



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FULLY REFURBISHED 3 BEDROOM SEMI DETACHED HOUSE. RE-WIRED, NEW KITCHEN, NEW BATHROOM, EXCELLENT GARDENS. REPLACED GUTTERS & FACIAS. DETACHED GARAGE. CHAIN FREE

Nestled in the heart of the sought-after village of Great Lumley, this fully refurbished three-bedroom semi-detached home is presented immaculately and ready to be that forever home. An excellent opportunity for families, first-time buyers or those seeking a quiet village lifestyle with convenient access to village and surrounding amenities. Having undertaken a huge refurbishment over recent months, this family home has the added bonus of a re-wired, fully skimmed walls, new kitchen, new bathroom, flooring and lawned gardens to mention a few upgrades.

Internally, the property boasts a thoughtful layout, two bright and welcoming reception rooms provide flexible space for family living and dining, while the kitchen is well-equipped, featuring ample storage and pleasant garden and far reaching countryside views. To the 1st floor, three generously-sized bedrooms offer space for double beds which are all serviced by a new family bathroom providing bath & double walk in shower enclosure.

The home has been tastefully decorated throughout and is ready for immediate occupation.

Situated within a peaceful residential neighbourhood, Holyrood is perfectly positioned for access to a wide range of local facilities. Families will appreciate the nearby selection of schools, with Lumley Infant and Junior Schools just a short walk away, and several secondary schools available in nearby Chester-le-Street. Day-to-day essentials are within easy reach, with a number of local shops in the village.

For those who enjoy an active lifestyle, Great Lumley offers access to green open spaces, local parks and scenic countryside walks.

Commuters will benefit from the property's excellent transport links. Chester-le-Street railway station is a short drive away, providing direct services to Durham, Newcastle and beyond. By car, the A1(M) is easily accessible, facilitating travel across the North East.

This property presents a fantastic blend of comfortable living accommodation, a convenient location and access to excellent amenities — all within the friendly, welcoming setting of Great Lumley village. Early viewing is highly recommended.

Property comprises

Entrance Porch. Accessed via a new double glazed Upvc door, radiator, new double glazed window to front, laminate flooring, hardwired smoke alarm, storage cupboard with meters and stairs to the upper floor.

Lounge. 17'3 x 9'10 (5.26m x 3.01m) New double glazed window to rear, laminate flooring, fireplace with electric fire and radiator.

Open To Dining Room. 10'8 x 7'8 (3.26m x 2.35m) Double glazed windows



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to front and side, laminate flooring and radiator.

Kitchen. 10'8 x 7'8 (3.26m x 2.35m) Double glazed window to side, Upvc double glazed door to rear, range of modern wall and base units, integrated induction hob, electric oven, extractor fan, space for fridge freezer, plumbed for washing machine, stainless steel sink and drainer, wall mounted Baxi combination boiler.

1st Floor Landing. Hard wired smoke alarm, loft access and storage cupboard.

Bedroom 1. 14' x 9'3 (4.28m x 2.82m) Double glazed window to rear and radiator.

Bedroom 2. 14' x 8' (4.28m x 2.44m) Double glazed window to rear and radiator.

Bedroom 3. 8'10 x 7'8 (2.70m x 2.34m) Double glazed window to front and radiator.

Bathroom. 10'11 x 5'4 (3.32m x 1.63m) Double glazed window to front, bath, walk in shower enclosure with mains twin head shower, vanity sink unit, heated towel rail, decorative cladding to walls and ceiling.

Garage. 19'4 x 9'9 (5.88m x 2.98m) Upvc door from garden, double glazed window to rear, up and over door to front and driveway.

Externally there are gardens to 3 sides. The current vendor has re-turfed most grassed areas, erected new fencing, water tap to side and a selection of patio and gravelled areas.



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