

COPELAND RESIDENTIAL

SALES & LETTINGS



Holmlands Park, Chester Le Street, DH3

Offers Over
£265,000

SPACIOUS TRADITIONAL STYLE HOME
THREE BEDROOMS
GREATLY EXTENDED
GENEROUS GARDEN
TWO RECEPTION ROOMS
GARAGE AND WORKSHOP WITH POWER
TENURE: FREEHOLD
COUNCIL TAX BAND: C



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

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HIGHLY DESIRABLE LOCATION / STYLISHLY MODERNISED WITH RETAINED PERIOD CHARM - Tucked away at the heart of Chester-le-Street's most desirable estate, this hugely improved and extended three bedroom home offers impressive living space, modern presentation along with retained period charm, and a layout perfect for everyday 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 stunning and brightly decorated lounge with a bay window, and a separate dining/sitting room with French doors opening to the garden. The heart of the home is a superb 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 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 a highly desirable estate, 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.

Tenure: Freehold

Council Tax Band: D

Ground Floor: C

EPC Rating: D

Room Measurements

Porch -

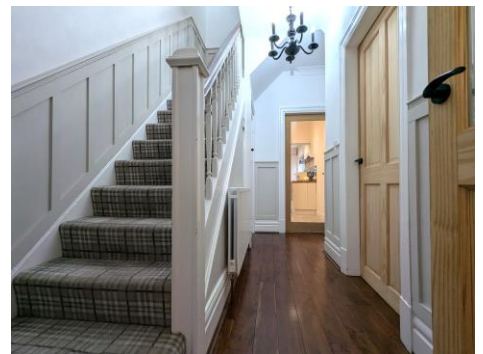
Entrance Hall -

Lounge - 4.6 x 4.1 (15'1" x 13'5") - uPVC double glazed window, double radiator, fitted carpet, venetian blinds, tv point.

Dining / Sitting Room - 4.3 x 3.5 (14'1" x 11'5") - uPVC double glazed window, roman blinds, double wall mounted radiator, pendant light fitting, fitted carpets, built in storage cupboards.

Dining Kitchen - 6.8 x 2.5 (22'3" x 8'2") - uPVC double glazed window, roman blinds, range cooker, built in dishwasher, built in fridge freezer, mixer taps, pendant light fitting, spotlights, claddin, vinyl flooring.

Rear Lobby -



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Utility / Wc - 2.2 x 1.7 (7'2" x 5'6") - uPVC double glazed window to the rear and side, toilet, single radiator, fitted units, mixer taps, stainless steel sink.

First Floor -

Landing -

Bedroom One - 3.9 x 3.8 (12'9" x 12'5") - uPVC double glazed window to the rear with roman blinds, single radiator, pendant light fitting, fitted carpet.

Bedroom Two - 3.9 x 3.4 (12'9" x 11'1") - uPVC double glazed window to the front, single radiator, pendant light fitting, fitted carpet.

Bedroom Three - 2.6 x 2.3 (8'6" x 7'6") - uPVC double glazed window to the rear, single radiator, pendant light fitting, fitted carpet.

Bathroom - 2.8 x 2.7 (9'2" x 8'10") - uPVC double glazed window to the rear with roman blinds, vanity unit, roll top free standing bath, wall tiles, heated towel rail, spotlights, vinyl flooring, extractor fan, wood panel.

Externally -

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

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

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



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