STUART EDWARDS









Woodland Terrace

Nettlesworth, Chester Le Street DH2 3PW

- DECEPTIVELY SPACIOUS TERRACED HOUSE
- WELL APPOINTED WITH OPEN VIEWS TO FRONT
- 3 BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN WITH INTERGATED OVEN & HOB
- BATHROOM & EN-SUITE
- ENCLOSED REAR YARD
- DETACHED GARAGE
- GAS CH VIA WORCETER COMBI BOILER
- RECENT NEW ROOF

Asking Price £155,000

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION
Accessed via a UPVC entrance door leading through to the entrance porch leading to the spacious lounge with feature bay window and double doors leading through to a separate dining room. The kitchen is situated to the rear of the property and has a range of fitted units with integrated oven and hob and rear entrance lobby leading off with access to the enclosed yard.
The first floor landing provides access to a master bedroom with modern en-suite shower room, a further 2 bedrooms and family bathroom.
Externally there is a low maintenance garden to the front. Whist to the rear theres an enclosed yard and detached garage situated over a lane.
Benefits include, gas central heating via a Worcester combi boiler and radiators to all rooms, UPVC double glazing with new external doors, as well as recently fitted new roof and wall tie replacement.
Nettlesworth has its own convenience store, post office and local Primary School.
Positioned right on the border of the Durham and Chester-le-Street school catchment areas, giving parents access to several well-regarded options.
The A167 runs right past the village and provides connection to the A1(M) motorway making it an easy commute both north and south of the region.
A perfect family home, viewings are strongly recommended.

ENTRANCE PORCH
4'1" x 4'0"
With UPVC double glazed entrance door.

LOUNGE
13'11" x 17'11"
Bay window, radiator, feature fireplace with inset gas fire, coved ceiling, dado rail and double internal doors leading through to the dining room.

DINING ROOM
14'6" x 14'3"
Radiator, coved ceiling and under stair storage cupboard.

KITCHEN
13'1" x 7'7"
Range of wall and floor units with contrasting laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated electric oven, hob and extractor hood. Plumbed for dishwasher and washing machine, tiled spl;ashbacks and vinyl flooring.

REAR ENTRANCE LOBBY
Double glazed rear entrance door and stairs leading to the first floor landing.

FIRST FLOOR LANDING
With loft access.

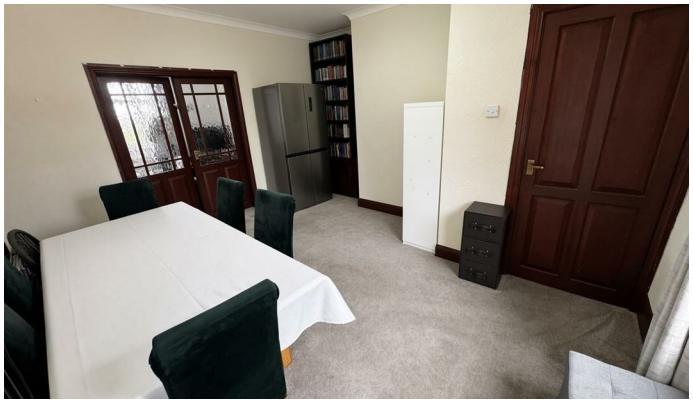
BEDROOM 1
14'4" x 9'5"
Radiator.

EN-SUITE SHOWER ROOM
8'3" x 4'9"
White suite comprising: wc, vanity storage unit with inset wash hand basin and mixed tap, walk-in shower cubicle with overhead shower and glass screen and chrome heated towel rail.

BEDROOM 2
14'2" x 8'10"
Radiator.

BEDROOM 3
10'8" x 8'10"
Radiator.







1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.