

# COPELAND RESIDENTIAL

SALES & LETTINGS



**Ingram Close, Chester Le Street, DH2**

Asking Price  
**£215,000**



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

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Situated in a quiet cul-de-sac in the sought-after residential area of Ingram Close, Chester-le-Street, this well-presented three-bedroom semi-detached home is definitely going to attract a vast amount of interest. With its spacious layout and executive location, the property presents an ideal opportunity for families and first-time buyers. Internally, the accommodation offers two generously sized reception rooms, providing flexible living space perfect for both relaxation and entertaining. Natural light floods through the well-proportioned rooms from the southerly rear aspect, contributing to a warm and inviting atmosphere throughout. French doors are to the dining room which lead to the larger than average southerly facing rear garden. The kitchen is fitted with a range of wide range of wall and base units with integrated cooking appliances, combination boiler as well as a recently installed door again leading to the rear gardens.



To the upper floor 3 bedrooms can be found, 2 being doubles along with a good sized single room. The bathroom is stunning. Recently installed bathroom suite provides both bath and shower facilities. A twin head shower is over the bath and is run from the combination boiler. A trendy black heated towel rail, vanity hand wash unit are also installed all complimented by a slate effect tiled wall and tiled flooring.



The property also boasts a private southerly facing garden to the rear – ideal for enjoying outdoor dining in the warmer months or letting children play safely. Access and parking are also conveniently arranged with a driveway to the front offering space for off-street parking and a single garage with a vaulted overhead roof for additional storage.



Location is key, and this property benefits from excellent local amenities. There are several well-regarded schools within close proximity, including both primary and secondary options, making it an attractive choice for families. Day-to-day essentials are easily accessible, with a selection of supermarkets and local shops roughly a five-minute drive away. For leisure, Chester-Le-Street town centre offers a variety of cafes, restaurants, and recreational facilities, including Riverside Park and a local leisure centre with swimming and gym amenities.



Commuters will appreciate the excellent transport links. Chester-le-Street railway station is within 2 miles, providing regular services to Newcastle, Durham and beyond. The A1(M) motorway is also easily accessible, connecting the town to nearby cities and major transport routes.

This delightful semi-detached home combines convenience, comfort and space in a popular location and is sure to attract strong interest. Early viewing is recommended to avoid disappointment.

property comprises.

Hallway. Accessed via a double glazed Upvc door, radiator and laminate flooring.

Lounge. 15'6 x 13'6 (4.72m x 4.11m) Double glazed window to front,



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radiator, storage cupboard and stairs to the upper floor.

Dining Room. 11'2 x 7'4 (3.40m x 2.25m) Double glazed French doors to rear, radiator and coving.

Kitchen. Double glazed Upvc window to rear, recently installed door to rear, wide range of wall and base units, integrated gas hob, recently installed electric oven, extractor fan, plumbed for washing machine, space for fridge freezer, stainless steel sink and drainer, mixer tap, combination boiler and kick board heater.

Ground Floor WC. Double glazed window to side, hand basin, Wc and radiator.

1st Floor Landing. Double glazed window to side and radiator.

Bedroom 1. 13' x 9'2 (3.95m x 2.79m) Double glazed window to front, radiator and tv point.

Bedroom 2. 11'10 x 8' (3.60m x 2.42m) Double glazed window to rear and radiator.

Bedroom 3. 7'6 x 6'10 (2.28m x 2.08m) Double glazed window to front, radiator and loft access.

Bathroom. 7' x 5'4 (2.13m x 1.64m) Double glazed window to rear, bath with twin head shower over, WC, hand basin, heated towel rail, fully tiled walls, tiled flooring, demist mirror, cladding to ceilings with spot lights to ceiling, shaver point.

Rear garden is a lovely sized southerly facing rear garden, water tap, path to side. Double length driveway to the front.

Garage. 17'5 x 8'4 (5.30m x 2.54m) Roller door to front, space for tumble dryer and fridge freezer, light and power, loft access with boarded floor



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