

COPELAND RESIDENTIAL

SALES & LETTINGS



Beechwood Close, Sacriston, DH7

Asking Price

£110,000

Modern 2 Bed Family Home

Lounge / Diner

Kitchen With Cooking Appliances

Luxury Bathroom With Spa Bath & Underfloor Heating

Off Street Parking



TELEPHONE: 0191 389 4966

E-MAIL: copelandsaleslettings@gmail.com

WEBSITE: www.copelandresidential.co.uk

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

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IDEAL 2 BED MODERN HOME. FRENCH DOORS TO REAR GARDEN.
LOUNGE / DINER. 2 DOUBLE BEDROOMS. UNDER FLOOR HEATING TO
BATHROOM

Located in a highly sought-after modern development with in the commuter village of Sacriston, this well-maintained two-bedroom end terrace home is ideal for a variety of buyers, including first-time purchasers and small families.

From the hallway a well stocked kitchen offers recently replaced integrated cooking appliances with extractor hood, space for fridge freezer and a gas boiler for heating and hot water. Constructed with a ground floor WC, the vendors have created a utility room with plumbing for a washing machine, this room can easily be returned to a WC if required.

To the rear is a good sized lounge which provides space for a small dining table. French doors lead to the rear garden which is southerly facing and split levelled. To the 1st floor, 2 double bedrooms provide ample space for larger style furniture. A luxurious bathroom suite is installed with under floor heating comprising of a spa style bath with shower over, vanity sink unit, WC, heated towel rail and a mirror with lighting. The property benefits from an open-plan front garden with a driveway providing off-street parking, while the rear boasts a tiered, enclosed garden featuring a paved patio area and steps leading to a well-kept lawn—perfect for relaxing or entertaining.

Positioned in a modern desirable residential location, the home offers easy access to local schools, shops, leisure facilities, and excellent public transport links. It is also ideally placed for commuters, with straightforward access to major road networks connecting to Durham City, Newcastle upon Tyne, Gateshead, Sunderland, and Chester-le-Street.

Property comprises

Hallway. accessed via a double glazed door, laminate flooring, smoke alarm and storage cupboard.

Kitchen. Double glazed Upvc window to front, range of wall and base unit, electric oven, ceramic hob, extractor fan, plumbed for dishwasher, space for fridge freezer, stainless steel sink and drainer, extractor and gas boiler.

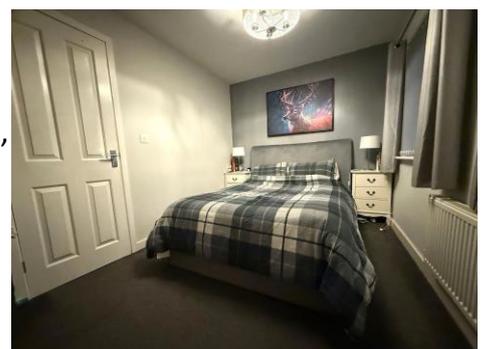
Utility Room /WC. Originally a WC however been converted to house washing machine, double glazed window to front and tiled flooring.

Lounge / Diner. 15'7 x 13' (4.74m x 3.96m) Double glazed Upvc French doors to rear, 2 x radiators, laminate flooring, tv point and stairs to upper floor.

1st Floor Landing with loft access.

Bedroom 1. 13' x 8'2 (3.95m x 2.50m) Double glazed window to front and radiator.

Bedroom 2. 13'2 x 8'10 (4m x 2.68m) Double glazed window to rear and



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radiator, storage cupboard with water tank.

Bathroom. 6'5 x 6'2 (1.95m x 1.88m) Double glazed window to side, spa bath with shower over, additional shower attachment off mixer tap, shower screen, WC, vanity hand basin, under floor heating, heated towel rail and extractor fan.

Externally there's off street parking to the front, path to the side, the rear garden is split level with a paved lower level with steps up to a lawned area.



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