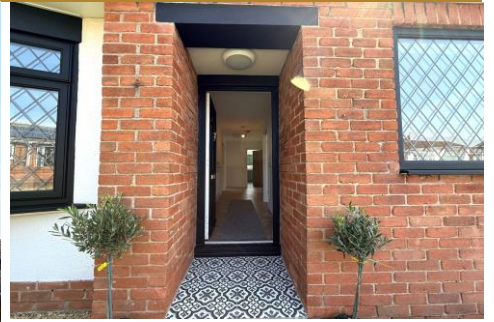


COPELAND RESIDENTIAL

SALES & LETTINGS



Lonsdale, Birtley, DH3

Asking Price

£265,000

Totally Refurbished 3 Bedroom Bungalow
Stunning Hallway
Media Wall With Sunken Fire
Beautiful Kitchen With Range Of Appliances
Amazing Bathroom With Gold Fittings
South Facing Rear Garden
Garage & Driveway
Chain Free



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TOTALLY REFURBISHED. REWIRED. NEW HEATING AND ELECTRICAL SYSTEMS. STUNNING KITCHEN. AMAZING BATHROOM. 3 BEDROOMS. SOUTH FACING REAR GARDEN. A truly unique and deceptively spacious threebedroom semidetached bungalow, comprehensively refurbished by the current owner and beautifully presented throughout. No expense has been

spared in creating this stunning home. The property has undergone a thorough programme of improvement, including new plumbing, a full new heating system, and a complete electrical rewire with installation certificate.

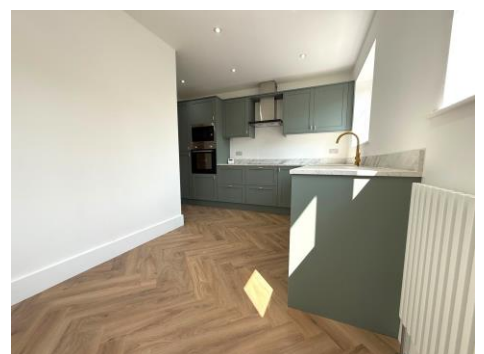
Offering great curb appeal with anthracite coloured windows and main door, the front gardens are also edged with wood sleeper style containment with an artificial lawn for ease. Step inside and you will be charmed by the real-wood Herringbone style flooring which has been meticulously laid and flows effortlessly from the very spacious hallway through to the formal living room. measuring 19'10 x 11'8, the living area allows ample space for larger style furnishings. A media style wall has been created to add that modern touch along with a generous sized electric fire which is sunken into the central focal area.

The heart to this home surely has to be the amazing kitchen. Sitting looking over the southerly facing rear gardens, this generous sized room now boasts a stunning range of sage coloured wall and base units with integrated induction hob, electric oven, microwave and fridge freezer. Plumbing is provided for a dishwasher / washing machine all finished again with the stunning Herringbone style

flooring. A useful porch has been added to the side leading from the kitchen. Fully double glazed and with French doors this great space could also provide an area to escape and offers an ideal reading /relaxing area. 3 double bedrooms allow flexibility to have the main bedroom to the front or the rear. All finished in neutrally painted walls and new carpeted flooring. Again, finished to a great standard the family bathroom is stunning. A blue vanity suite offers a great storage space with contrasting period style tiling with the walk-in shower enclosure, stunning gold fittings are within the shower, shower frame as well as a gorgeous champagne coloured heated towel rail. All finished with tiling to the floor and excellent lighting.

Externally the property again is finished to a high standard. As mentioned the front of the property has been designed for ease of maintenance. Parking is to the front of the single garage. With an electric remote controlled up and over door, the garage also houses the replaced fuse board and Baxi combination boiler. An additional Upvc door to the rear of the garage flows to the rear garden.

The rear is access by a side pathway and again benefited for an artificial lawn. A sizable patio runs the width of the property and allows several areas to soak up this naturally southerly facing aspect.



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Sitting in a prime position on the ever popular Vigo development. Being close to an excellent range of local shops including supermarkets, schools, leisure facilities and restaurants along with great transport links to connect to Washington, Newcastle, Gateshead, Durham and further afield.

Property comprise

External Porch. Period tiling to floor.

Entrance Hall. Herringbone style flooring, modern radiator, smoke alarm and loft access.

Living Room. 19'10 x 11'8 (6.03m x 3.57m). 'Bay' style double glazed window to rear, Herringbone style flooring, media wall electric fire, radiator and coving.

Kitchen. 14'2 x 10'11 (reducing to 7'3) (4.35m x 3.33m) (2.21m). Double glazed window to rear, door to side porch, stunning sage units, integrated induction hob, electric oven, extractor hood, microwave, fridge freezer, plumbed for washing machine, Herringbone flooring, modern radiator, single sink, gold mixer tap and spot lights to ceiling.

Side Porch. 7'9 x 4'4 (2.37m x 1.31m). Double glazed upvc windows and French doors, tiled flooring with access to the kitchen and rear garden.

Bathroom. 9'9; x 6'7 (2.75m x 2m) Double glazed window to side, walk in shower with gold fittings, stunning blue vanity sink unit, blue tiling to shower area, tiled flooring and champagne coloured heated towel rail.

Bedroom 1. 12'9; x 10' 4 (3.65m x 3.14m) Double glazed window to front and radiator.

Bedroom 2. 11'11 x 9'7 (3.62m x 2.93m) Double glazed window to rear and radiator.

Bedroom 3. 9'9; x 8'8 (2.76m x 2.65m). Double glazed window to side and radiator.

Garage. 17'5 x 7'6 (5.30m x 2.30m) Up and over door, light, power, fuse board, Baxi combination boiler and Upvc door to the rear for easy access to garden and kitchen area.

Externally. There's a driveway to the front, artificial lawn with wood sleeper style beams. Path to the side leading to a southerly facing rear garden with paved patio and artificial grass lawn.



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