

# COPELAND RESIDENTIAL

## SALES & LETTINGS



## Blind Lane, Chester Le Street, DH3

Asking Price

**£375,000**

Set on The Exclusive Blind Lane  
Extended 4 Bedroom Detached  
3 Reception Rooms  
Master Suite  
Double Garage  
Southerly Facing Gardens



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

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SUBSTANTIAL 4 BEDROOM DETACHED HOUSE. 3 RECEPTION AREAS. MASTER BEDROOM SUITE. SOUTHERLY FACING REAR GARDEN

Located on Blind Lane, one of Chester le Street's prime streets, this 4 bedroom detached house provides ample space for modern family living. Enter into this distinctive home via the entrance porch. An attractive entrance hallway leads to 3 Reception areas along with a kitchen / breakfast room. Ground floor wc facilities are also located via the entrance hall.

To the 1st floor the master bedroom SUITE comprises of an excellent sized bedroom, walkway with wardrobes either side and en suite. 3 further bedrooms are available and a family bathroom with separate WC. Ample parking is available along with a double garage with electric door. The enclosed rear garden is Southerly facing and comprises of lawns and patios offering a degree of privacy.

The property is decorated in mainly neutral colours throughout providing a bright and airy feel. Set back from Blind Lane the layby to the front provides extra parking and excellent access to the A1 motorway for commuting throughout the North East and beyond.

Chester le Street is a prominent town centrally located between Newcastle and Durham. A wide range of shopping, bars, restaurants and recreational facilities are close by. The Riverside Park which boasts the River Wear running through is also home to the Emirate International Cricket Stadium and Bannatynes Health Club.

Property comprises

Entrance porch with tiled flooring.

Hallway. Laminate flooring, radiator, understairs cupboard and stairs to upper floor.

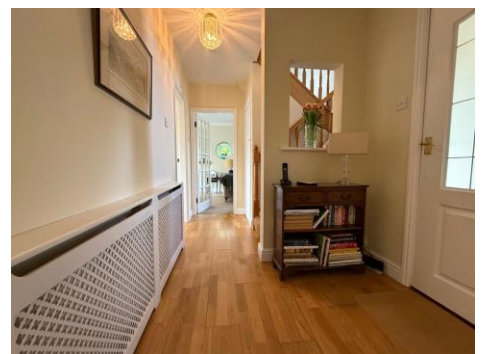
Lounge. 18'5 x 11' (5.62m x 3.34m) Double glazed windows to front and rear, port hole stained glass window, feature fire with electric fire, 2 x radiators, coving, tv and telephone point.

Reading Room. 11'7 x 10'6 (3.54 x 3.21m) Double glazed windows to front, rear and stained glass port hole window.

Dining Room. 14'4 x 12'4 (4.36m x 3.75m) Bay double glazed window to rear, feature fire place with electric fire, radiator, coving and storage cupboard.

Kitchen / Breakfast room. 18' x 7'1 (5.48m x 2.15m) Double glazed window to rear, wall and base units, sink and drainer, mixer tap, gas hob, electric oven, extractor fan, plumbed for dishwasher, space for fridge, radiator, spotlights to ceiling, Amtico flooring and door to garage  
Ground floor WC. Double glazed window to front, vanity hand basin, WC, radiator and tiled flooring.

1st floor landing. Double glazed window to front, smoke alarm, loft access with pull down ladder, part boarded floor and light and combination boiler



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Master bedroom suite. 11'2 x 11' (3.39m x 3.35m) Double glazed window to rear, radiator, walk through dressing room with twin sided wardrobes. En-suite 11' x 5'10 (3.35m x 1.79m) Double glazed window to rear, mains supplied shower enclosure, vanity sink unit, WC, part tiled walls, heated towel rail.

Bedroom 2. 14'11 x 10'9 (4.55m x 3.28m) Double glazed window to back, fitted wardrobes, radiator and tv point.

Bedroom 3. 10'5 x 9' (3.18m x 2.73m) Double glazed window to rear, built in wardrobe (boiler top up facilities) and radiator.

Bedroom 4. 11'2 x 7'5 (3.40m x 2.27m) Double glazed window to front and radiator

Bathroom. 2 x double glazed windows to front, vanity sink unit, bath with mains supplied shower over, part tiled walls, radiator and tiled flooring.

Separate WC. 7'10 x 7'2 (2.38m x 2.29m) Double glazed window to front, WC and tiled flooring.

Double Garage. 20'1 x 14'6 (6.12m x 4.42m) Electric double door, lights and power. Plumbed for washing machine, door to rear garden.

Rear garden with Southerly aspect. Offering a degree of privacy with lawns and patios



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