

# STUART EDWARDS



## Grasmere Road

, Chester Le Street DH2 3DL

- COMPLETELY REFURBISHED SEMI DETACHED BUNGALOW
  - 2 DOUBLE BEDROOMS
  - DINING AREA/UTILITY WITH SEPARATE SHOWER
  - NEW CENTRAL HEATING SYSTEM
  - BLOCK PAVED DRIVEWAY & GARDEN WITH PAVED PATIO
- SOUGHT AFTER LOCATION
- NEW FITTED KITCHEN WITH APPLIANCES
- NEW BATHROOM SUITE
- NEWLY REWIRED WITH NEW CONSUMER UNIT
- NO ONWARD CHAIN

Asking Price £225,000

## Council Tax Band: B

### EPC Rating:

#### FULL DESCRIPTION

Semi detached bungalow situated in a highly sought after location within Chester-le-Street.

Currently undergoing a complete refurbishment program, this property will be in ready to move into condition and available with early vacant possession and no onward chain.

Internally the property comprises: newly fitted modern kitchen with integrated appliances and the previous garage has been converted to create a dining area/utility with separate shower. An inner hallway leads to a spacious lounge with feature bay window, new bathroom suite and 2 double bedrooms both fitted with newly installed fitted wardrobes.

Externally a block paved driveway to the front provides off road parking. Whilst to the rear there's an enclosed garden with laid lawn and paved patio area.

Benefiting from a new central heating system with new boiler and radiators to all rooms, full rewire with consumer unit and two new UPVC double glazed escape windows have been fitted. All work undertaken is building regs compliant and certificates can be provided.

All rooms will be newly carpeted with vinyl flooring fitted in the kitchen and bathroom. Alternatively the vendor is willing to give any new buyer a £2000 allowance towards floor coverings upon completion.

Chester-le-Street is popular due to its close proximity to both the A1(M) motorway and A167, making it a perfect base for commuting throughout the region. There are also a wide range of shops and local facilities close by. As well as some well regarded schools for all ages.

Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

#### KITCHEN

10'10" x 8'9"

Range of wall and floor units with laminate worktops and inset stainless steel sink with mixer tap. Integrated fridge, freezer, electric oven, gas hob and extractor hood. Tiled splashbacks, spotlights, coved ceiling, double radiator and UPVC double glazed door opening onto the driveway.

#### DINING AREA/UTILITY

6'7" x 20'10"

Double radiator, spotlights and UPVC double glazed rear entrance door to garden.

#### ENCLOSED SHOWER CUBICLE

#### INNER HALLWAY

#### LOUNGE

17'6" x 12'0"

Feature bay window, coved ceiling and double radiator.

#### BEDROOM 1

7'7" x 15'10"

Double radiator, coved ceiling and a range of fitted wardrobes.

#### BEDROOM 2

8'11" x 15'2"

Double radiator, coved ceiling and a range of fitted wardrobes.

#### BATHROOM

7'8"m x 6'2"

Newly fitted white suite comprising: low level wc, wash hand basin, panel bath, chrome heated towel rail, airing cupboard and décor panelled walls.

#### BLOCK PAVED DRIVEWAY

To the front providing off road parking.

#### REAR GARDEN

Laid lawn, paved patio area, planted borders and fenced boundaries.

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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.