

COPELAND RESIDENTIAL

SALES & LETTINGS



Lombard Drive, Chester Le Street, DH3

Asking Price
£205,000



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**** BRAND NEW KITCHEN – DESIRABLE LOCATION – IDEAL FAMILY HOME
– LARGE CORNER PLOT – GARDENS TO THREE SIDES – GARAGE &
PARKING – GAS CENTRAL HEATING - SEPARATE UTILITY SPACE****

Offered to the market is this well-proportioned three-bedroom semi-detached home situated in one of Chester-le-Street's most desirable locations - NORTH LODGE. Occupying a generous corner plot with gardens to the front, side and rear, the property offers excellent outdoor space along with a driveway providing parking for several cars and a detached garage with an extremely useful utility room.

The sellers have recently fitted a brand-new stylish kitchen, while gas central heating via radiators, a recently installed replacement combination boiler and uPVC double glazing provide modern comforts. The accommodation includes a porch, hall, spacious 24ft lounge/dining room, kitchen, three bedrooms and a shower room.

Lombard Drive forms part of a well-established and traditionally popular development, ideally positioned on the northern fringe of Chester-le-Street. The area is well-regarded for its excellent access to major transport links, with the A167 providing easy routes to Durham City, Gateshead and Newcastle upon Tyne. Chester-le-Street itself offers a wide range of shops, schools and recreational facilities, with a railway station on the East Coast main line providing direct connections to London and Edinburgh.

This is a must-view home, perfect for families and those looking for a well-located property in a sought-after area.

Tenure: Freehold Council Tax Band: C

EPC Rating: C

Room Description

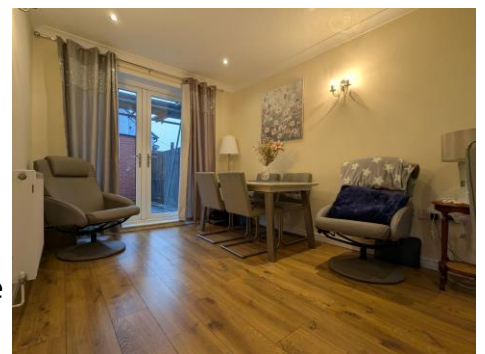
Porch - Enter via a sliding uPVC front door into a porch which leads onto a hallway via a composite front door.

Entrance Hall - Laminate flooring and side-facing uPVC double glazed window, access to a lounge/diner, kitchen, carpeted staircase to the first floor and under stairs cupboard.

Lounge/Diner 24'6 x 9'7 closing to 9' (7.49m x 2.95m closing to 2.74m) - Spacious lounge/diner with laminate flooring throughout, front-facing uPVC double glazed window along with rear-facing uPVC double French doors to the dining area looking out onto the garden. Gas fireplace and 2 wall mounted radiators. Access to the kitchen.

Kitchen - 10'3 x 8'4 (3.13m x 2.56m) - Laminate flooring, access to a range of stylish base and wall kitchen units with work surfaces. Integrated appliances include an electric oven and separate hob with an overhead extractor fan along with a dishwasher. Space for a freestanding fridge/freezer. Stainless steel sink with hose-style mixer tap below a side-facing uPVC double glazed window and uPVC door leading to the rear garden. Wall mounted radiator.

First Floor Landing - Laminate flooring with a side-facing uPVC double glazed window. Access to 3 bedrooms, a shower room, built-in cupboard



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and loft hatch.

Bedroom One - 12'9 x 10'8 (3.93m x 3.29m) - Laminate flooring, 2 front-facing uPVC double glazed window, built-in cupboard and wall mounted radiator.

Bedroom Two - 10'3 x 9'4 (3.13m x 2.86m) - Laminate flooring, rear-facing uPVC double glazed window and wall mounted radiator.

Bedroom Three - 10' x 6'8 (3.04m x 2.07m) - Carpeted along with front and side-facing uPVC double glazed windows and a wall mounted radiator.

Shower Room - 4'8 x 8'2 (1.46m x 2.49m) - Modern shower room with vinyl flooring and a full height tiled splashback to the most part. Access to a toilet, wash basin and shower cubicle with a rainfall style mixer shower and full height cladding splashback. 2 rear-facing uPVC double glazed windows and a wall mounted heated towel rail.

Exterior - Gardens to 3 sides of the house. The largest being to the left hand gable end running the full depth of the house. A block paved low maintenance garden to the rear with access to a recently re-plastered outhouse fitted with utility facilities. Large drive leading to a detached garage with an 'up and over' door.



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