

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Don Crescent, Great Lumley, DH3

Asking Price

**£150,000**

Prime Village Location  
Semi-Detached Bungalow  
3 Bedrooms  
Modern & Stylish  
Off Street Parking  
Close To Village Amenities  
Tenure: Freehold  
Council Tax Band: A



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

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**MODERN, CHARMING AND STYLISH** - This gorgeous and cosy 3 bedroom semi-detached bungalow on Don Crescent has been pleasantly and stylishly modernised throughout. Located at the heart of the sleepy village of Great Lumley, this charming bungalow is well positioned a short from the village's local amenities and transport links to Chester-le-Street and Sunderland.

Consisting of a brightly decorated lounge along with 3 bedrooms as well as a modern and stylish kitchen with bespoke fitted units and wet room with an accessible shower area, along with a generous and well maintained fenced garden area with a shed and garden house, alongside a resin drive for off street parking. This amazing bungalow will suit many buyers and we anticipate high interest, early viewings are recommended.

Tenure: Freehold

Council Tax Band: A

EPC Rating: D

**Room Descriptions** Entrance Hall - Enter via a UPVC front door with floor-to-ceiling front-facing UPVC double glazed windows and laminate flooring. With access to a lounge, 3 bedrooms and a wet room. Wall mounted radiator.

**Lounge** - 12'6 x 13'6 (3.86m x 4.16m) - Spacious carpeted lounge with a front-facing UPVC bay style double glazed window and separate rear-facing UPVC double glazed window. 2 wall mounted radiators and access to the kitchen towards the rear.

**Kitchen** - 10'9 x 10'1 (3.34m x 3.10m) - Modern stylish kitchen with a generous range of bespoke fitted units including a pantry style cupboard, work surfaces and tiled splashback. Integrated appliances include an electric twin oven and gas hob with overhead extractor. Space for a freestanding washing machine and fridge/freezer. Enclosed combination boiler. Stainless steel one-and-a-half sink with mixer tap below a side-facing UPVC double glazed window. Composite door leading to the rear garden and drive. Wall mounted radiator.

**Bedroom One** - 12' x 11'9 (3.67m x 3.64m) - Spacious carpeted bedroom with a front-facing UPVC double glazed window and wall mounted radiator.

**Bedroom Two** - 9'5 x 11'8 (2.92m x 3.61m) - Spacious carpeted bedroom with a rear-facing UPVC double glazed window, fitted wardrobe and wall mounted radiator.

**Bedroom Three** - 8'3 x 8'2 (2.53m x 2.51m) - Smaller carpeted bedroom with a side-facing UPVC double glazed window and wall mounted radiator.

**Wet Room** - 9'4 x 4'7 (2.88m x 1.44m) - Modernised and stylish wet room with vinyl flooring and full height tiled splashback to all sides. Access to a toilet, vanity unit with fitted wash basin and shower area with an electric shower and bi-folding shower screen. Wall mounted storage unit. Rear-facing UPVC double glazed window, loft hatch and wall mounted vertical radiator.



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Exterior - Access to a resin drive and spacious fenced well maintained garden with a shed and garden house. Gated side access to the front.



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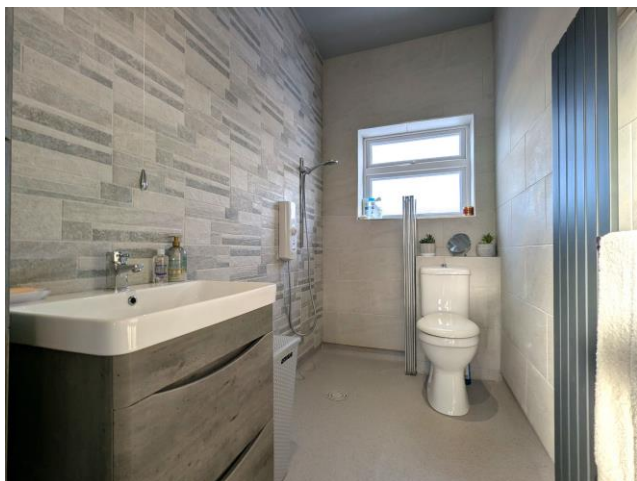
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