

COPELAND RESIDENTIAL

SALES & LETTINGS



Melbourne Terrace, Sacriston, DH7

Asking Price

£182,500

3 Storey Family Home

4 Bedrooms

Stunning Views to front & rear

Garden & Garage

CHAIN FREE



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

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STUNNING VIEWS TO FRONT & REAR. IMPOSING 3 STOREY FAMILY HOME. 4 BEDROOMS. 2 RECEPTION ROOMS. 2 BATHROOMS. GARDEN. GARAGE. CHAIN FREE. With open far reaching views to the front and woodland views to the rear you can easily see why 3 Melbourne Terrace has remained within the current family for almost 90 years. Now spread over 3 floors and offering a superb layout it's now time to offer this beautiful home to the next family.

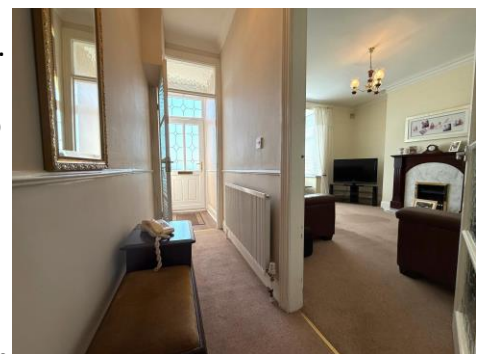
Upon entering the property a tradition porch flows into a good sized hallway and leads you to both of the excellent sized reception rooms. A 'Bay' style window to the lounge allows an abundance of natural light to flood in, measuring 16' x 13'10 also provides a great family space. A 2nd reception room to the rear takes in the tranquillity of over looking the rear garden and woodland. Again offering superb dimensions could be used as a formal dining room or further lounge.

Extended over the years to the rear. A modern high gloss kitchen is installed which boasts integrated cooking appliances, dishwasher all complimented by modern tiled flooring. A handy utility area is from the kitchen with space for the family washing machine, fridge freezer and further storage cupboards. The 1st of 2 bathrooms is located to the rear of the ground floor. Consisting of a walk in shower, WC and hand basin providing great use if you are entertaining in the rear gardens.

To the 1st floor, 3 bedrooms and a further family bathroom can be found. From all 3 bedrooms this is where you can start and appreciate the stunning countryside that surrounds this small village. The 2 bedrooms to the front enjoy far reaching views capturing superb countryside and Penshaw monument whilst the rear bedroom offers amazing views over the rear garden and local woodlands. Both bath and shower facilities are within the main family bathroom. A modern suite is installed which is complimented by a vanity sink unit, fully tiled walls and tiled flooring. Bedroom 4 is to the 2nd floor. The vendors are tracing the documentation for this extension as it was done some time ago. However this makes a superb sized bedroom with jaw dropping views, measuring 13'4 x 13'2 allows space for larger style beds and boasts additional storage with within the eaves and additional cupboard space.

Externally the westerly facing rear garden provides a very tranquil feel. Tweeting birds from the local woodlands add to the this relaxing garden. Offering a hardstanding patio, lawns and planting areas this is the perfect area to chill and relax. Power and water supplies are from a cellar which is also accessed within the rear garden and also provides a superb store area. A garage and additional parking can also be found. A small garden is to the front again with street parking.

Daisy Hill is a small village on the outskirts of Sacriston and around 10 minutes & 15 minutes drive from Chester le Street and Durham respectively. An excellent public transport system connects you throughout the county via the nearby towns. A full range of village shops and stores are within the nearby village of Sacriston, along with excellent



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cycling and walking tracks through the local woodlands and countryside. We do feel this is a truly unique property and would advise you to make an early viewing not to miss out on. Please call 0191 3894966 to arrange your viewing today.

Property comprises

Entrance Porch. Accessed via a Upvc double glazed door, laminate flooring and coving.

Hallway. Coving, radiator and storage cupboard

Lounge. 16' x 13'10 (4.89m x 4.23m). 'Bay' style double glazed window to front, radiator, wood fire surround with gas fire, coving and tv point.

Dining Room. 13'10 x 13'9 (4.23m x 4.20m). Double glazed window to rear, radiator, laminate flooring, coving and tv point.

Inner Lobby with radiator and stairs to 1st floor.

Kitchen. 13'8 x 8'7 (4.17m x 2.61m) Double glazed Upvc door and window to rear, range of high gloss units, integrated oven, grill, ceramic hob, extractor fan and dishwasher, space for fridge freezer, sink and drainer, mixer tap, radiator and tiled flooring.

Utility Room. 7'8 x 4'1 (2.35m x 1.25m) Double glazed window to side, additional storage cupboards, plumbed for washing machine and space for tumble dryer / additional fridge freezer and tiled flooring.

Bathroom 1. 7'6 x 7'4 (2.28m x 2.22m) Dual aspect windows to side and rear, walk in shower enclosure, WC, hand basin, partial decorative cladded walls, heated towel rail and tiled flooring.

1st Floor Landing. Smoke alarm and stairs to 2nd floor.

Bedroom 1. 10'2 x 8'11 (3.10m x 2.71m). Double glazed window to front with jaw dropping views, fitted wardrobes and radiator.

Bedroom 2. 14'11 x 9'1 (4.55m x 2.76m) Double glazed window to rear with amazing woodland views, built in cupboard housing a combination boiler, radiator and coving.

Bedroom 3. 10'7 x 6'10 (3.22m x 2.09m) Double glazed window to front again with stunning views, radiator and coving.

Family Bathroom. 6'7 x 5'4 (2.01m x 1.64m). Double glazed window to rear, bath with shower over, vanity sink unit, WC, heated towel rail, fully tiled walls, tiled flooring and spot lights to ceiling.

2nd Floor.

Bedroom 4. 13'4 x 13'2 (4.05m x 4m) Far reaching countryside views to the front, double glazed windows to front, radiator, storage cupboard and storage to eaves. The family are currently completing relevant forms to located the planning permission for this attic conversion.

Externally there's a small garden to the front. To the rear is a tranquil westerly facing garden with woodland views, hard standing patio, lawn, planting area and cellar. The cellar provides a water tap and power.

Garage. 18'2 x 8'6 (5.54m x 2.58m). Parking is also to the rear with driveway, and additional space which residents have created.



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