

COPELAND RESIDENTIAL

SALES & LETTINGS



Elmway, Chester Le Street, DH2

Asking Price
£190,000



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UNEXPECTEDLY BACK ON THE MARKET DUE TO LOWER CHAIN. OFFERED CHAIN FREE, REALISTIC ASKING PRICE FOR EARLY SALE, FREEHOLD, 3 BED SEMI, SOUTHERLY FACING GARDEN, IN NEED OF MODERNISATION. Offered chain free, this freehold family home is set on the highly desirable Elmway / Hilda Park estate on the fringe of Chester le Street. Having been a much loved family home for many years and has been updated with a double resin driveway and rear patio, Upvc double glazing and combination boiler.

The addition of an entrance porch to the front provides that extra storage space and barrier to the elements to the hallway. The inner hallway leads through the property leading to an open plan Lounge / dining room. Measuring around 27ft long creates ample space for lounge and dining furniture. French doors are within the dining room which lead to the rear south easterly facing garden.

Ample wall and base units are provided for in the family kitchen. Currently cooking facilities are freestanding and a superb utility room offers ample space for all laundry facilities. A further Upvc door from the utility again leads to the rear garden.

To the first floor 3 bedrooms can be found. 2 being excellent doubles and 1 single. All bedrooms have either fitted wardrobes or storage cupboards installed. Both bath and shower facilities are available within the bathroom with a separate WC. Upvc double glazing and a Baxi combination boiler are both installed.

Externally a lawn area and resin driveway provides parking for 2 cars which sits to the front of the garage. A path to the side leads to an excellent sized south easterly facing garden which benefits from a good sized lawn area and resin patio.

The property does require upgrading throughout but is clean and liveable whilst doing any works required. Priced at £190,000 this will appeal to families wishing to put their own stamp on their forever home.

Elmway is located on an extremely popular estate. The village offers a local infant / primary school and a range of village stores.

For families looking for an active lifestyle excellent cycle/walking/ running tracks are close by which link through to the Coast to Coast routes.

Chester le Street is a very short distance away where a vast array of shops, stores and recreational facilities are found. Suprb public transport links run through Chester le Street with a main line train station, excellent public transport service and the A1 motorway is close by to link throughout the region.



Property Comprises

Porch. 8'2 x 6'6 (2.49m x 1.97m) Double glazed Upvc door to front, double glazed windows.

Hallway. Radiator, storage cupboard and stairs to the 1st floor.

Lounge. 14'11 x 11'5 (4.55m x 3.48m) 'Bay' Double glazed window to



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front, radiator, coving, laminate flooring, feature fire place and open plan to dining room

Dining Room. 11'2 x 8'8 (3.39m x 2.62m) Double glazed French doors to rear, laminate flooring , radiator and coving.

Kitchen. 12' x 8'3 (3.66m x 2.52m) Double glazed window to rear, range of wall and base units, freestanding oven, extractor hood, stainless steel sink and drainer, mixer tap, tiled splash backs, radiator and tiled floor.

Utility Room. 9'6 x 8'4 (2.89m x 2.55m) Upvc door to rear, double glazed window to rear, plumbed for washing machine, decorative cladding to walls and tiled floor.

1st Floor Landing. Double glazed window to side.

Bedroom 1. 12'4 x 8'6 (3.77m x 2.59m) Double glazed window to front, fitted wardrobe and radiator.

Bedroom 2. 11'3 x 9'1 (3.43m x 2.77m) Double glazed window to rear, radiator and storage cupboard with combination boiler.

Bedroom 3. 8' x 6' (2.44m x 1.82m) Double glazed window to front, radiator and fitted wardrobes.

Bathroom. 6' x 5'8 (1.84m x 1.73m) Double glazed window to rear, hand basin. bath with shower over, fully tiled walls and radiator.

Separate WC. Double glazed window to rear and WC.

Garage. 16'7 x 8'9 (5.06m x 2.66m) Up and over door, lights, power and 3 x upvc windows to side.

Externally there's a small garden to the front, double resin driveway, path to side, excellent sized south easterly garden to rear, variety of trees and shrubs, resin patio and water tap.



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