

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Kensington Way, Newfield, Pelton, DH2

Asking Price

**£180,000**

- 3 Storey Town House
- 3 Generously Sized Bedrooms
- Garage to Rear
- Local to Amenities
- W/C, Family Bathroom & En-Suite



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IMMACULATE 3 BEDROOM, 3 STOREY TOWN HOUSE. GENEROUS SIZED ROOMS. TOP FLOOR WITH EXCELLENT SIZED BEDROOM & EN SUITE. GARAGE TO REAR. Offered to the market in immaculate condition, this 3 storey, 3 bedroom, 2 bathroom family home. Access to the front of the property is via a composite double glazed door leading to the entrance porch. A spacious lounge measuring 15'1 x 11'6 offers a pleasant outlook to the front and provides ample space for modern furnishings finished with laminate flooring and the benefit of built in storage.

Flowing to the rear a well stocked kitchen / dining room provides integrated cooking appliances along with space for a variety of white goods. Open plan to the kitchen, the family dining area is a bright and airy space with French doors giving access to the enclosed rear gardens. WC facilities to the ground floor complete the generous layout.

Both 1st floor bedrooms provide ample space for larger style furnishings and are double in size. Both shower and bath facilities are within the 1st floor family bathroom complimented with part tiled walls and modern demist mirror.

The 2nd floor is taken up by a larger than average master bedroom with rural far reaching views to the front. Boasting a generous sized en-suite shower room with WC, hand wash basin and additional storage area. Externally gardens are to the front and rear. Parking is to the rear via a driveway which leads to a single garage.

Newfield is a pleasant village with a range of village amenities. A local store, cafe, public house, infant / primary school and dentist can all be accessed. Located around 5-10 minutes from both Chester le Street & Stanley this well regarded village is also an ideal location for families wanting to enjoy the rural surrounds for family outings and dog walks.

Property comprises.

Entrance Porch. Accessed via a double glazed composite door and radiator.

Lounge. 15'1 x 11'6 (4.49m x 3.50m) Double glazed window to front, laminate flooring, radiator, tv point and storage cupboard.

Kitchen / Dining Room. 11'6 x 8'7 (3.50m x 2.61m) Double glazed window to rear, French doors to rear, wall and base units, integrated electric oven, gas hob, extractor fan, plumbed for washing machine, space for fridge freezer, stainless steel sink and drainer, mixer tap and spot lights to ceiling.

Ground Floor WC. WC, hand basin, radiator and extractor fan.

1st Floor Landing with stairs to upper floor.

Bedroom 1. 11'6 x 10'4 (3.50m x 3.15m) Double glazed window to front and radiator.

Bedroom 2. 11'6 x 7'6 (3.50m x 2.29m) Double glazed window to rear and radiator.

Family Bathroom. 7'8 x 5'3 (2.33m x 1.60m) Double glazed window to



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side, bath with shower over, WC, hand basin, part tiled walls, radiator, extractor fan and de-mist mirror.

2nd Floor Landing with storage cupboard.

Bedroom 1. 17'3 x 8'2 (5.25m x 2.49m) Double glazed window to front, radiator and loft access.

En-Suite. 9'4 x 5'2 (2.84m x 1.56m) Velux window to rear, shower enclosure, hand basin, WC, radiator and storage area.

Externally an open garden is to the front. Enclosed garden to the rear with astro turf, paved patio, electric socket and gate to rear.

A driveway is to the rear.

Garage is access via the driveway



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