# COPELAND RESIDENTIAL
SALES & LETTINGS

## Lambton Street, Chester Le Street, DH3

**Asking Price**

**£115,000**

Prime Location
2 Double Bedrooms
Utility + Ground Floor WC
Double Off-Street Parking
Close To Town Centre
Chain Free
Tenure: Freehold
Council Tax Band: A

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## SALES & LETTINGS

PRIME LOCATION / 2 DOUBLE BEDROOMS / CHAIN FREE - Nestled nicely on the outskirts of the town centre of CHESTER-LE-STREET sits this mid-terrace house on LAMBTON STREET. This amazing location is super ideal for first time buyers or commuters looking for easy access to the many amenities and transport links the town has to offer as well as easy access to nearby major 'A' roads.

In need of some light cosmetic work and to be sold chain free, this deceptively spacious property briefly comprises of a generous sized lounge, kitchen, utility and WC to the ground floor, while to the first are 2 very generous double bedrooms and a bathroom. The front exterior comprises of a private garden while to the rear is a yard with double off-street parking. The property is truly ideal for a buyer looking for a blank canvas.

Tenure: Freehold
Council Tax Band: A
EPC Rating: C

Room Descriptions Hallway - Enter via a UPVC front door into a small hallway with tiled flooring and access to a lounge and carpeted staircase to the first floor.

Lounge 16' x 11'7 (4.87m x 3.56m) - Spacious carpeted lounge with a front-facing UPVC double glazed window, 2 wall mounted radiators, Feature decorative fireplace, under stairs cupboard and access to the kitchen towards the rear.

Kitchen 9'8 x 10'7 (2.98m x3.26m) - Vinyl flooring, range of base and wall fitted kitchen units with contrasting work surfaces and tiled splashback. Integrated electric oven and hob with stainless steel splashback and overhead extractor. Space for a fridge/freezer. stainless steel sink with mixer tap below a rear-facing UPVC double glazed window and UPVC door leading to the rear yard. Wall mounted radiator and access to the utility.

Utility 4'9 x 5' (1.49m x 1.52m) - Vinyl flooring. Fitted base and wall kitchen units with work surfaces. Space for a washing machine and tumble dryer. Rear-facing UPVC double glazed window. Access to a WC.

WC 4' x 5'1 (1.21m x 1.55m) - Laminate flooring, access to a toilet and wash basin, wall mounted radiator and extractor fan.

First Flooring Landing - Carpeted landing with access to 2 double bedrooms, bathroom and loft hatch.

Bedroom One 14'8 x 10'5 (4.51m x 3.20m) - Carpeted bedroom with a front-facing UPVC double glazed window, fitted wardrobes and wall mounted radiator.

Bedroom Two 9'2 x 12'5 (2.80m x 3.81m) - Carpeted bedroom with a rear-facing double glazed window, built-in wardrobes and separate cupboard accommodating for an Ideal Logic combination boiler. Wall mounted radiator.

Bathroom 9'7 x 5'3 (2.95m x 1.61m) - Vinyl flooring and full height cladding splashback, access to a toilet, wash basin and bath with mixer

supplied shower over and glazed shower screen. Wall mounted heated towel rail.

Exterior - Private garden to the front with decking while to the rear is a yard with double off-street parking.

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