



2 Constables Garth, Chester Le Street, DH3 1LH

Offers Over £225,000

Nestled in the desirable area of Constables Garth, this substantial semi-detached house presents an excellent opportunity for both families and professionals alike.

With Three reception rooms, three well-proportioned bedrooms, and a family bathroom, this property is designed for comfortable living.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, featuring elegant engineered oak flooring and a charming log-burning stove, perfect for cosy evenings. The lounge flows seamlessly into a second reception room that continues into a dining room, which also boasts the same stylish flooring, creating a harmonious space for entertaining. The breakfasting kitchen is both practical and inviting, complemented by a convenient ground floor w/c and utility area. A rear hallway and porch provide access to the rear garden. The first floor landing offers built-in storage, and leads to the main bedroom, which is enhanced by fitted sliding door wardrobes and a bay window that provides a lovely view. Two further good-sized bedrooms, one currently utilised as a home office, showcases the versatility of the space. The family bathroom features modern LVT flooring, adding a contemporary touch. Surrounding the home, the gardens wrap around, offering

a private paved patio area for relaxation and outdoor gatherings. Additionally, the property includes a detached single garage with a pitched roof and a remote control garage door, providing ample parking. With a new boiler installed in 2025, along with a control panel and RCD board, this home is not only stylish but also equipped for modern living. The home is located close to local amenities, great transport links and two primary and secondary schools all within walking distance.

Viewings are highly recommended to fully appreciate the quality and charm this property has to offer.

ENTRANCE HALLWAY

LOUNGE

15'6" into bay x 15'2" (4.74m into bay x 4.64m)



SECOND RECEPTION ROOM / SITTING ROOM

13'3" x 10'11" max measurement (4.06m x 3.33m max measurement)



DINING ROOM



BREAKFASTING KITCHEN

16'6" x 10'6" (5.03m x 3.22m)



UTILITY/GROUND FLOOR W/C

5'11" x 4'7" (1.82m x 1.41m)



REAR PORCH AND HALLWAY

10'6" x 4'1" (3.22m x 1.25m)



FIRST FLOOR LANDING



BEDROOM ONE

16'1" into bay x 13'5" (4.91m into bay x 4.09m)



BEDROOM TWO

12'10" x 11'4" (3.92m x 3.46m)



BEDROOM THREE

9'9" x 7'5" (2.98m x 2.28m)



FAMILY BATHROOM

10'7" x 6'7" (3.24m x 2.03m)



EXTERNAL



GARAGE

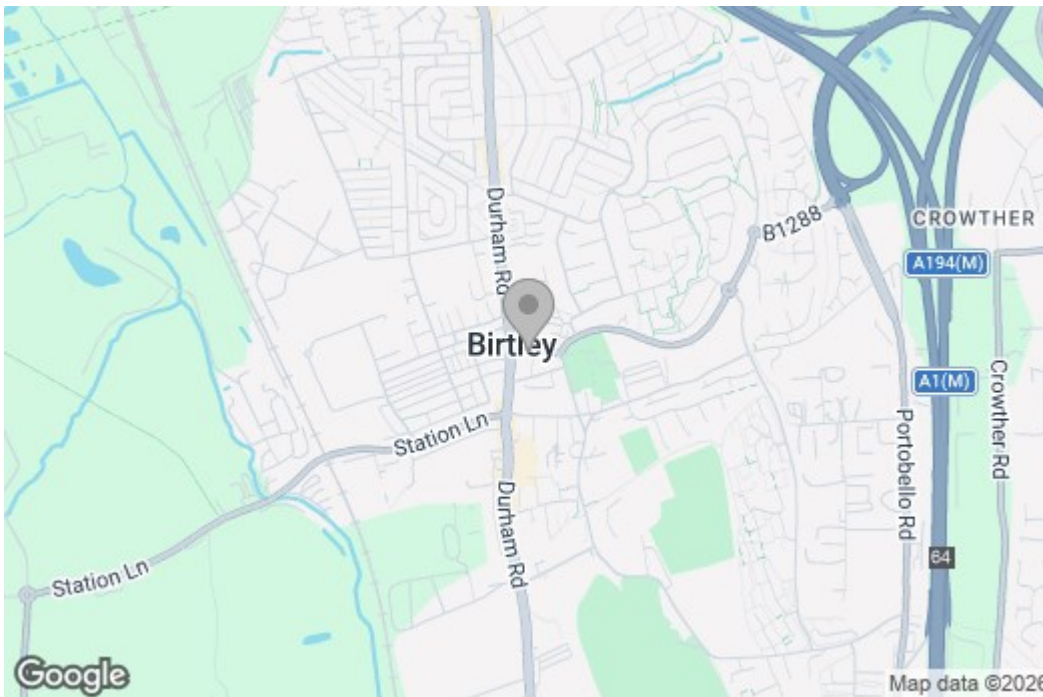


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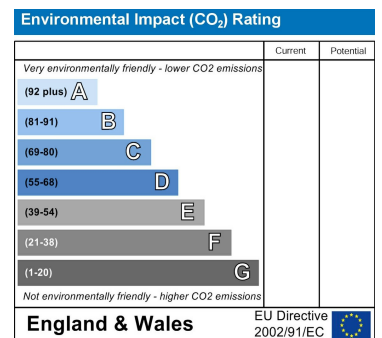
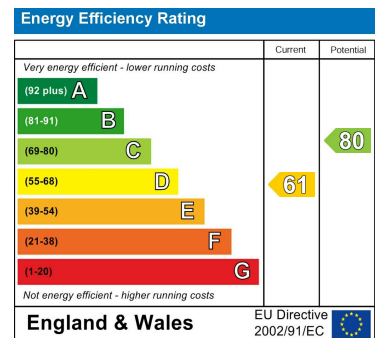
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Floor Plan

Area Map



Energy Efficiency Graph



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