



Tamerton Drive

Chester Le Street DH3 2LX

£155,000





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# Tamerton Drive

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Nestled in the tranquil cul-de-sac of Tamerton Drive, Birtley, this charming two bedroom end link, extended home, with office space and loft room, presents an excellent opportunity for families and professionals alike. Birtley is conveniently located near the A1M, providing easy access to the wider region, making it an ideal spot for commuters.

Upon entering the property, you are welcomed by an entrance porch leading into the entrance hall. The generous lounge features a delightful fire, perfect for cosy evenings, while the separate dining room seamlessly connects to a beautifully refitted cream kitchen, complete with built-in appliances. A convenient ground floor shower room/wc adds to the practicality of this home.

The first floor boasts two well-proportioned bedrooms, alongside a versatile office space, which could serve as a study. A stylishly refitted family bathroom, equipped with both a shower and WC, completes this level. Ascending to the top floor via a staircase, you will find a comfortable loft space, offering a private retreat.

Externally, the property features a garden at the front

and a patio area at the rear, ideal for outdoor relaxation or entertaining. Additionally, there is a single garage on site, providing valuable parking and storage options. With a new boiler for gas central heating and UPVC double glazed windows, this home is both energy-efficient and ready for immediate occupancy.

This delightful property is sure to attract interest, so do not hesitate to arrange a viewing by calling 0191 3729898.

Freehold  
Council tax band B  
EPC rating D

## ENTRANCE PORCH

## ENTRANCE HALL

## LOUNGE

14' x 11'8" max (4.27m x 3.56m max)

## DINING ROOM

13'11" x 10'1" (4.24m x 3.07m)

## KITCHEN

10'7" x 8'1" (3.23m x 2.46m)

## SHOWER ROOM/WC

## REAR LOBBY

## FIRST FLOOR

## BEDROOM 1

13'2" plus recess x 8'6" (4.01m plus recess x 2.59m)

## BEDROOM 2

9'2" x 8'5" (2.79m x 2.57m)

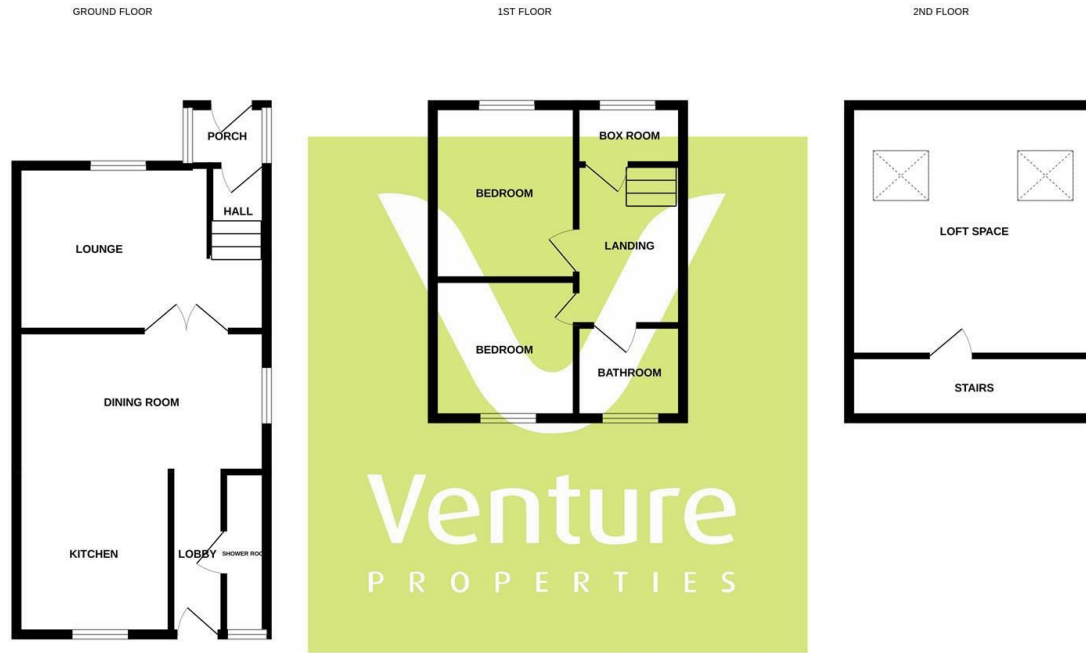
## OFFICE SPACE

## LOFT ROOM

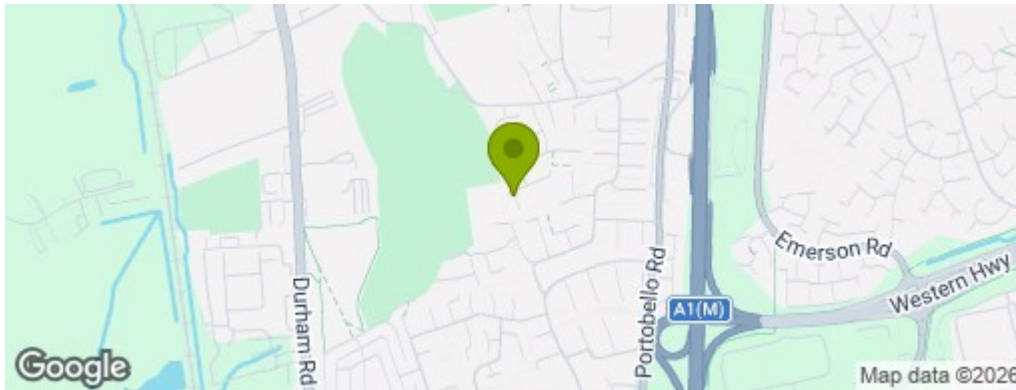
11'3" x 11'9" into headroom (3.43m x 3.58m into headroom)

## OUTSIDE

## GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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