

COPELAND RESIDENTIAL

SALES & LETTINGS



Tintagel, Great Lumley, DH3

Asking Price

£185,000

OPEN PLAN LOUNGE / DINING ROOM

EXCELLENT SIZED UTILITY ROOM

THREE BEDROOMS

CHAIN FREE

DOUBLE DRIVEWAY



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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CHAIN FREE. MUCH LOVED FAMILY HOME. OPEN PLAN LOUNGE / DINING ROOM. CONSERVATORY. EXCELLENT SIZED UTILITY ROOM. STORAGE TO ALL BEDROOMS. MODERN BATHROOM SUITE.

Situated in the ever popular village of Great Lumley, this three bedroom semi detached property offers fantastic space for a growing family being ideally located close to village schools, excellent walking and cycling route.

Stretching the full depth of the property, the open plan living room / dining room offers fantastic living space, with a large front facing 'Bay' window as well as patio doors which lead out of the dining room to the conservatory. The conservatory is an lovely additional to enjoy the natural light aspect and tranquillity of the southerly facing rear gardens which boast paved patios and artificial lawned areas.

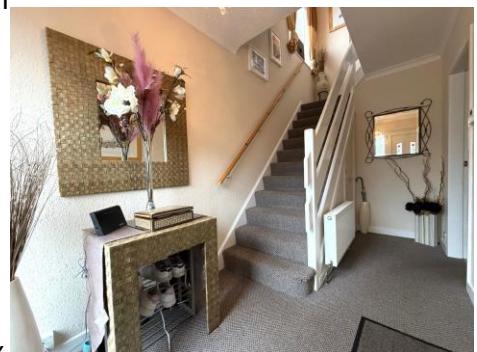
A vast array of wall and base units are within the family kitchen along with Integrated cooking appliances and again open views over the rear garden. Flowing through to a superb sized utility room which has been extended from space off the garage now measures 14'4 x 7'6 and provides ample space for laundry facilities and possible a home office area. Doors from the utility room lead to the rear garden and the partial garage which is now used for storage however still measures around 9'8 x 6'10.

To the 1st floor, the bright landing leads to all 3 bedrooms. Wardrobes and a range of cupboards can be found throughout all 3 bedrooms. Bedroom 1 and 2 provide and superb range of wardrobes along with a dressing table and drawers within bedroom 1. Bedroom 3 offers a larger than normal style wardrobe along with a bed with cupboards underneath. Dual windows are within the family bathroom with a southerly and easterly aspect. A full shower suite is available with a walk-in shower enclosure incorporating a mains supplied shower, WC, vanity sink unit and additional storage unit all complimented by fully tiled walls and flooring.

A Driveway for 2 cars to the front provides off street parking. This could be extended if needs be as a small garden area is also to the front. The rear garden provides a range of paved patios, artificial grassed lawn, water tap along with a very private feel.

42 Tintagel has been a much loved family home with the current family having lived at the property for over 40 years. Great Lumley is an extremely popular village and provides a wide range of amenities with village stores, well regarded Indian restaurant, primary schools, excellent walks through local stunning countryside all within close proximity of Chester le Street, Houghton le Spring and Durham City. The A1 motorway is a short distance away to provide superb commuting links throughout the north east.

The property benefits from a very lengthy leasehold of 999 years from 01/05/1966 running to 01/05/2965 and has an annual service charge of £15.



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Property comprises.

Hallway. Accessed via a double glazed Upvc door, radiator, storage cupboard and stairs to the upper floor.

Lounge / Dining Room. 25' x 12'2 reducing to 9'6 (7.62m x 3.72m (2.90m).

Double glazed window to the front, patio doors to rear, 2 x radiators, marble fire surround with inset gas fire, laminate flooring, tv point and coving.

Conservatory. 11'11 x 9'8 (3.63m x 2.96m) Double glazed windows to rear and door leading to the rear gardens.

Kitchen. 14'6 x 7'9 (4.41m x 2.37m) Double glazed window to rear, wide range of wall and base units, integrated gas hob, electric oven, extractor hood, space for fridge. 1 1/2 bowl sink and drainer, mixer tap, tiled splashback, radiator and door to utility room.

Utility Room. 14'4 x 7'6 (4.37m x 2.28m) Double glazed window and door to rear, door to garage, range of wall and base units, space for washing machine, tumble dryer, dishwasher, space for fridge freezer and tiled flooring.

1st Floor Landing. Window to side, loft access with pull down ladder.

Bedroom 1. 12'5 x 10'8 (3.78m x 3.26m) Double glazed window to front, vast range of wardrobes, cupboards, dressing table and radiator.

Bedroom 2. 11'8 x 9' (3.55m x 2.67m) Double glazed window to rear, fitted wardrobes and radiator.

Bedroom 3. 9'11 x 7'6 (3.02m x 2.28m). Double glazed window to front, fitted wardrobe, storage under bed and radiator.

Bathroom. 8' x 7'6 (2.45m x 2.30m) Double glazed windows to side and rear, shower enclosure with twin head mains supplied shower, vanity sink units, WC, large additional storage unit, fully tiled walls, tiled floor, heated towel rail and extractor fan.

Partial Garage. 9'8 x 6'10 (2.95m x 2.09m). Double Upvc doors to the front, ideal space for storage and leads through to the utility room.

Externally and double driveway is the front and garden. A private southerly facing garden is to the rear with paved patios, artificial grass lawn, water tap and planting areas.



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