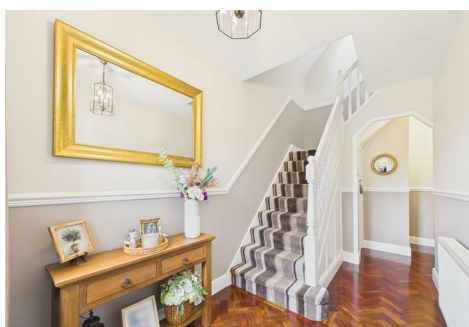




## 35 Long Bank, Chester Le Street, DH3 1PX

Offers Over £260,000

Nestled in the tranquil area of Birtley the Long bank, this stunning, individually designed semi-detached home offers a perfect blend of comfort and style. As you enter, you are greeted by a welcoming hallway that leads to two spacious reception rooms. The lounge boasts elevated views, creating a serene atmosphere, while the formal dining room provides delightful views of the garden, making it an ideal space for entertaining guests. At the rear of the property, you will find a well-appointed kitchen accompanied by an additional dining area, both of which overlook the beautiful garden.

A convenient ground floor bathroom/W.C. is also located off the hallway, enhancing the practicality of the home.

Venturing to the first floor, you will discover three generously sized bedrooms. The main bedroom features an en suite shower room, ensuring privacy and comfort for its occupants.

The fabulous rear garden is predominantly laid to lawn, complemented by a paved patio area, offering a blank canvas for those with a passion for gardening or outdoor entertaining. Additionally, the property benefits from a garage and a driveway, providing ample off-street parking.

Long bank is a lovely, quiet location, perfect for families or those seeking a peaceful retreat, yet it remains conveniently close to excellent transport links. This home is a wonderful opportunity for anyone looking to settle in a charming neighbourhood.

## ENTRANCE HALLWAY

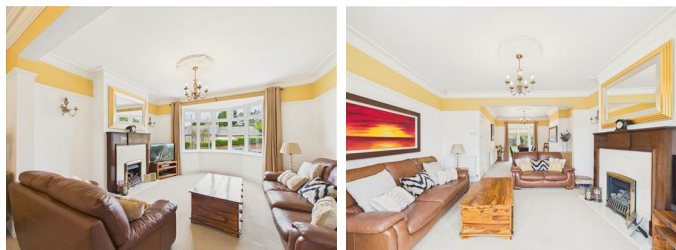


## DINING AREA



## LOUNGE

24'11" x 26'10" (7.6 x 8.18)



## BATHROOM/W.C

8'1" x 6'7" (2.47 x 2.03)

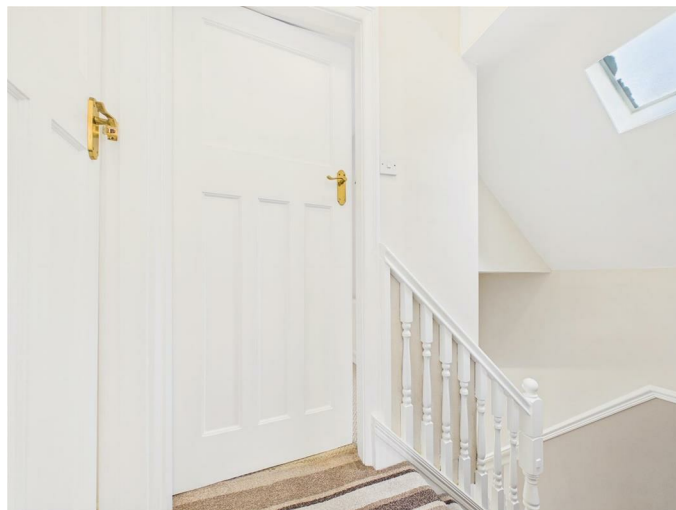


## FORMAL DINING ROOM

11'1" x 9'9" (3.40 x 2.99)



## ACCOMMODATION FIRST FLOOR



## KITCHEN

18'4" x 8'5" (5.61 x 2.57)



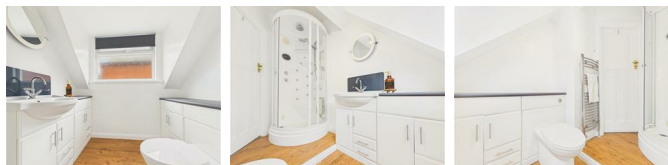
## BEDROOM ONE

16'1" x 11'7" (4.92 x 3.55)



## EN SUITE

8'0" x 6'7" (2.46 x 2.01)



## BEDROOM TWO

13'2" x 10'10" (4.02 x 3.32)



## BEDROOM THREE

9'9" x 9'6" (2.98 x 2.90)



## EXTERNAL



## GARAGE

17'5" x 9'0" (5.33 x 2.75)

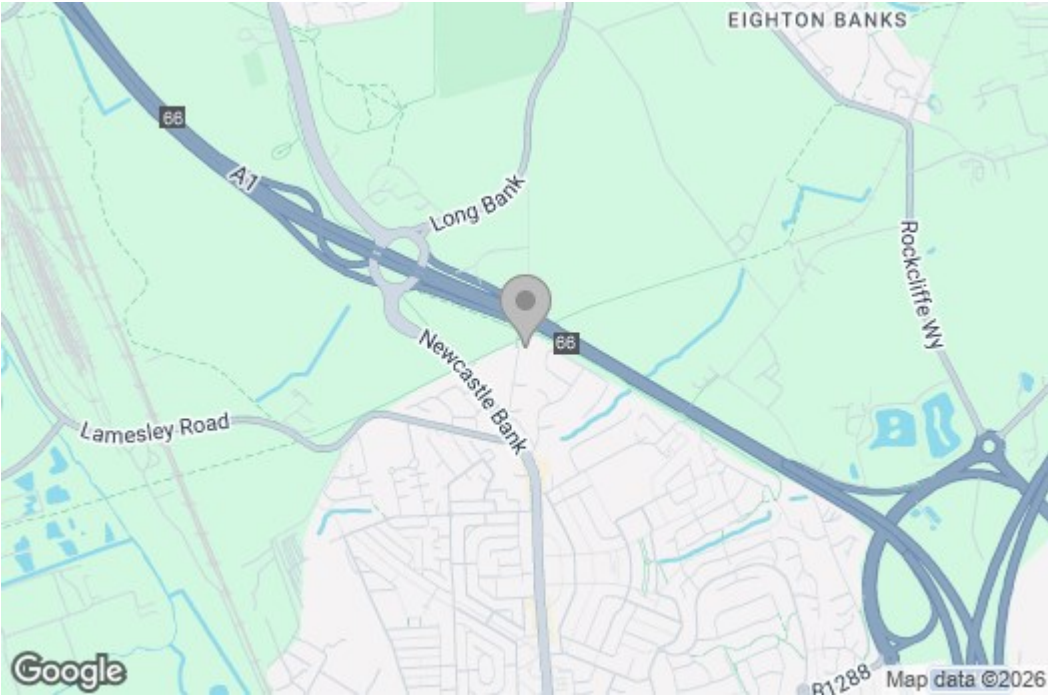
### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to

their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

