



To buy

### 3 bed end of terrace house to buy in DH2

Cragside, Chester Le Street, Durham, DH2 2TL

# £139,999

🛏 x3 🪑 x2 🚿 x1

Tenure

**Freehold**

### Property features

- ✓ THREE BEDROOM END OF
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN (Integrated Appliances)
- ✓ CONTEMPORARY FAMILY
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents warmly welcome to the market this well presented Three Bedroom End of Terrace property situated in Cragside, Chester le Street.

Having recently undergone a full refurbishment, this delightful property has been tastefully renovated, enhancing the large bright, spacious rooms and offering a blank canvas for all future home owners to put their own stamp upon.

The property boasts an inviting bright and airy lounge, spanning across the front of the property. The large modern fitted kitchen/diner provides ample cupboard space and work surfaces together with many integrated appliances and is perfect for catering for family and friends.

Benefitting from two well-equipped bathrooms, cloak / utility on the ground floor and family bathroom upstairs, both designed for functionality and style and showcasing a versatile family home that is sure to appeal to growing families and first time buyers alike. Three generously-sized bedrooms, ensure this property will accommodate the needs of all buyers.

A credit to the current owner, the front and rear gardens are impeccably presented, offering private well maintained gardens to the front and rear of the property, complemented by decorative stones, established borders and mature shrubbery.

Briefly comprises; Entrance Porch, Lounge, Kitchen/Diner, Ground floor Cloak/Utility, and to the first floor lies three bedrooms & the Family Bathroom. Externally, private Gardens to the front and rear.

This is a truly inviting home, and a golden opportunity not to be missed. Arrange a viewing today and take the first step in claiming this gem as your new home.

Council Tax Band: A

Tenure: Freehold

Price: £139,999

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private well maintained garden complemented by decorative stones and mature shrubbery;



## Porch

1.39m x 1.44m (4'6" x 4'8")

Upvc part glazed door leading to entrance complemented by double glazed windows, gas central heating radiator;



## Lounge

3.16m x 5.88m (10'4" x 19'3")

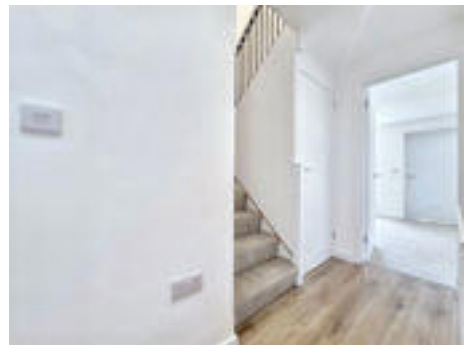
Double glazed window to front aspect, gas central heating radiator;



## Inner Hallway

3.62m x 0.75m (11'10" x 2'5")

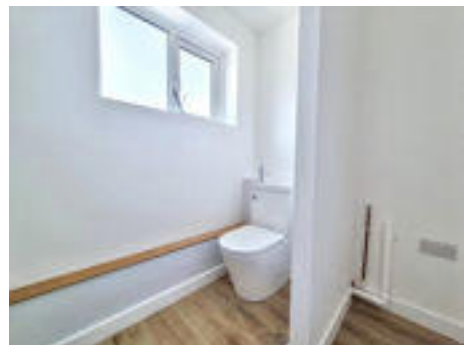
Stairs to first floor, laminate flooring, gas central heating radiator, built in storage, Composite part glazed door leading to rear garden;



## Ground Floor Cloak / Utility

1.53m x 1.87m (5'0" x 6'1")

Double glazed window to rear aspect, combination w.c and hand wash basin, gas central heating white towel radiator, plumbing for washing machine, recess lighting, laminate flooring;



## Kitchen / Diner

3.46m x 2.77m (11'4" x 9'1")

A range of wall & Base units complemented by hide & slide internal features, contrasting work surfaces with uprights, 1.5 stainless steel sink with mixer tap over, integrated electric oven, electric hob with extractor over, integrated fridge freezer, integrated microwave, recess lighting, laminate flooring, gas central heating radiator, combi boiler, double glazed window to rear aspect



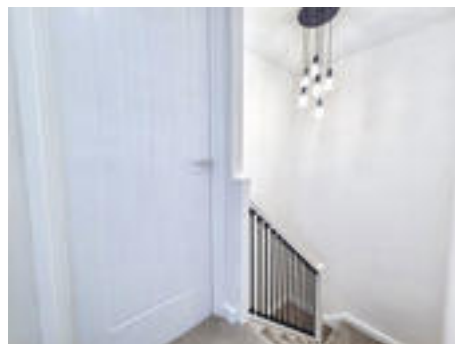
## Kitchen / Diner.



## First Floor Landing

1.85m x 0.68m (6'0" x 2'2")

Recess lighting, doors to;



## Bedroom One

3.18m x 3.68m (10'5" x 12'0")

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Two

3.47m x 2.77m (11'4" x 9'1")

Double glazed window to front aspect, gas central heating radiator;



## Bedroom Three

3.20m x 1.98m (10'5" x 6'5")

Double glazed window to front aspect, gas central heating radiator;



## Family Bathroom

2.10m x 2.90m (6'10" x 9'6")

A new four piece suite comprising; Bath, shower cubicle with mains shower over, pedestal wash hand basin, w.c, gas central heating chrome towel radiator, vinyl flooring, double glazed window to rear aspect;



## Family Bathroom.



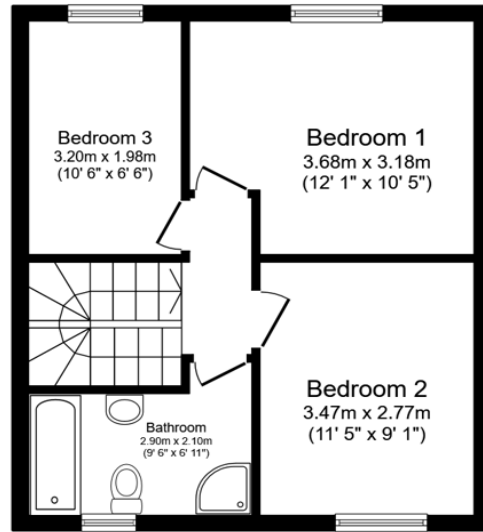
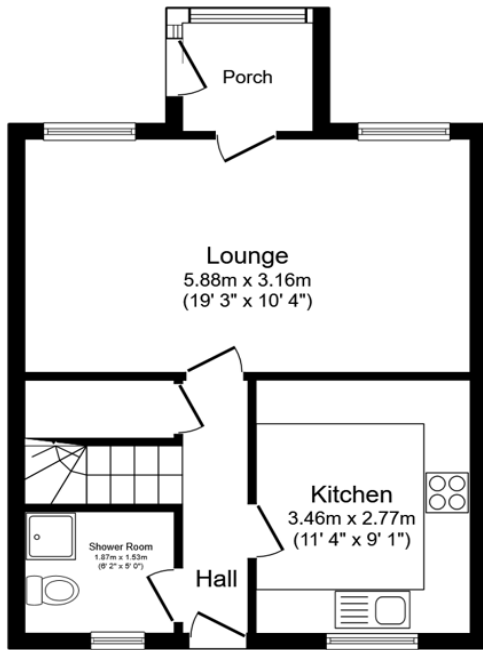
## External Rear

Private enclosed low maintenance garden complemented by decorative stone & paved patio, established borders external water source and lighting;



## External Rear.





**Ground Floor**

**First Floor**

Total floor area: 80.7 sq.m. (868 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Cragside, Chester Le Street, Durham, DH2 2TL

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

