

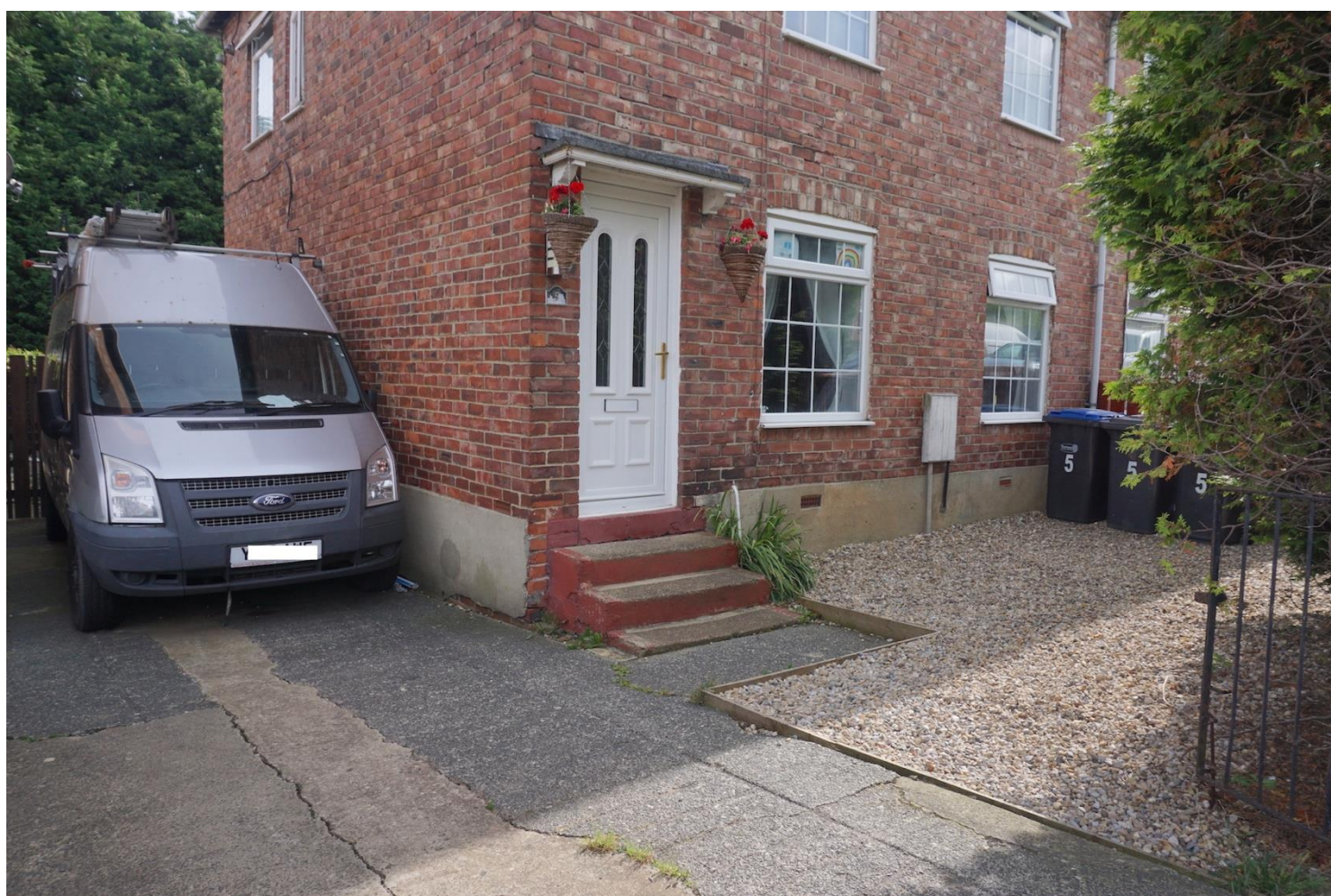


Third Avenue Chester le street, DH2 2EF

£100,000

A deceptively spacious three bed property for sale on Third Avenue, Chester le Street. This well presented property is an ideal family home, situated a short walk away from the centre of Chester Le Street. Chester Le Street has a busy town centre with plenty of shops, fantastic schools and a lovely park. Perfectly placed for commuters with the A1 a few minutes drive away, fantastic bus links and good train links to Durham and Newcastle.

EPC Rating – D



- Private family home
- Driveway for two cars
- Conservatory
- Private decked area
- Close to local amenities
- Front and rear garden

ACCOMMODATION

Living Room

17' 4" x 12' 2" (5.28m x 3.71m)

To the front of the property is this well proportioned and welcoming living space. Currently decorated with dark carpet to the floor, grey paint to three walls and one feature wall with grey decorative wallpaper. The feature wall benefits from a fireplace with white marble effect surround. A large window to the front allows plenty of light into the room. Open plan feel with access to the kitchen gives this area a family focused feel.

Kitchen

12' 2" x 9' 11" (3.71m x 3.02m)

The kitchen has a large window overlooking the garden. This room benefits from wooden wall and base units. Black composite worktops. Integrated 4 ring gas hob with overhead extractor and electric oven. Stainless steel sink and drainer. Space for a washing machine, dryer, dishwasher and fridge/freezer. Grey wallpaper to the walls and light coloured splash back tiles. Tile effect vinyl to the floor. Access to the dining area.

Dining area

8' 2" x 9' 11" (2.49m x 3.02m)

Set to one end of the kitchen is a versatile space which turns the kitchen into a perfect area for entertaining. Currently used as a second seating area it could also be used for a family dining table. A large cupboard is ideal for storage. Currently decorated with dark carpet to the floor, grey paint to the walls and grey feature wallpaper to one wall. The decoration allows this room to flow from the living room. Access to the conservatory.

Conservatory

11' 7" x 11' 0" (3.53m x 3.35m)

Accessed through the dining area. The conservatory is another versatile space currently used as a gym it could also be used as an entertaining space, second living area, kids play area or dining room. The bottom third of the conservatory is bricked with the top two thirds windowed. Wood effect laminate to the floor. Access to the garden.

Master bedroom

14' 3" x 12' 0" (4.34m x 3.65m)

The master bedroom is the perfect place to retreat after a busy day. Decorated with lighter paint to three walls and a darker feature wall with decorative wallpaper. Grey carpet to the floor. Built in cupboard for storage.

Second bedroom

14' 3" x 10' 0" (4.34m x 3.05m)

The second bedroom is a very good size with two large windows overlooking the rear garden. Currently decorated with grey carpet to the floor. Grey paint to three walls and marble wallpaper to the fourth wall.



Third bedroom

8' 10" x 9' 6" (2.69m x 2.89m)

The third bedroom is decorated with a blue carpet to the floor. Grey paint to three walls and marvel wallpaper to the fourth wall.

Bathroom

6' 9" x 6' 2" (2.06m x 1.88m)

The family bathroom is currently decorated with two toned tiles to the walls and grey carpet to the floor. A three-piece suite comprises of; white bath with overhead mains shower, wc and pedestal hand basin.

Externally

To the front of the property is a low maintenance stoned garden. Driveway parking for two cars. Access to the rear garden. Hedges line the front garden which gives the property a private feel.

To the rear of the property there is a small patio area as you step out from the conservatory which currently houses a hot tub. The garden is mainly laid to lawn with stepping stones leading to a decked area. The decking is the perfect place for outdoor entertaining. Currently set up with a BBQ and garden table and chairs. Surrounded by mature trees the decked area is very private



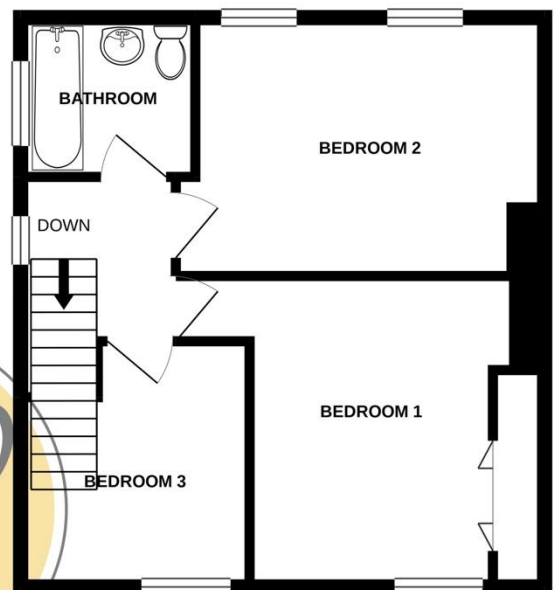
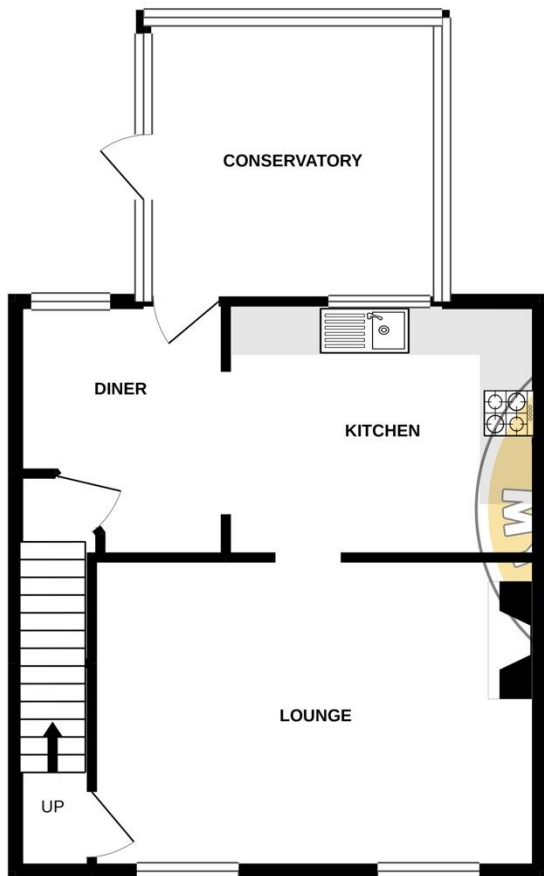
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

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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Energy Performance Certificate



5, Third Avenue, CHESTER LE STREET, DH2 2EF

Dwelling type: Semi-detached house
Date of assessment: 22 July 2019
Date of certificate: 25 July 2019

Reference number: 2828-2096-7203-6651-7910
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

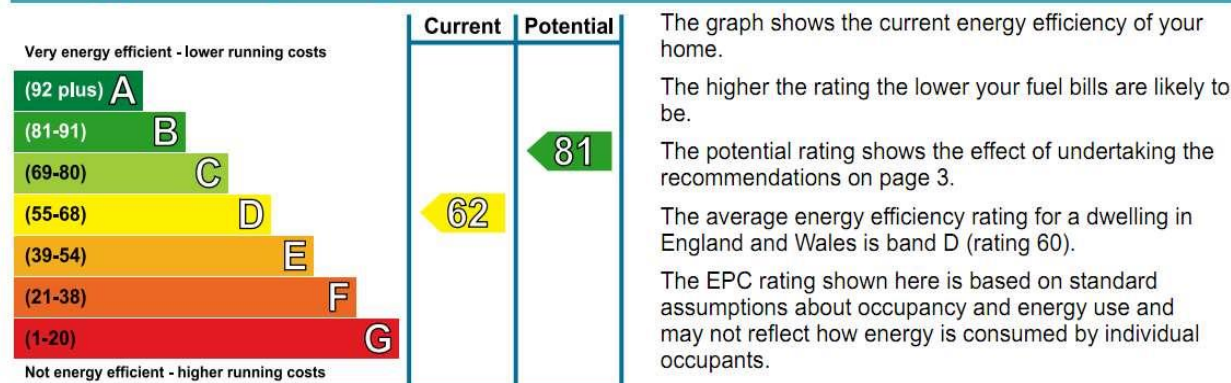
Estimated energy costs of dwelling for 3 years:	£ 2,886
Over 3 years you could save	£ 681

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 195 over 3 years	
Heating	£ 2,199 over 3 years	£ 1,803 over 3 years	
Hot Water	£ 339 over 3 years	£ 207 over 3 years	
Totals	£ 2,886	£ 2,205	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 201
2 Low energy lighting for all fixed outlets	£35	£ 126
3 Heating controls (room thermostat)	£350 - £450	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.