



### 3 bed terraced house to buy in

Lingholme, Chester Le Street, Chester Le Street, Durham, DH2 2TP

**£160,000**

 x 3  x 2  x 2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ THREE BEDROOM
- ✓ TWO RECEPTION ROOM
- ✓ GAS CENTRAL HEATING
- ✓ DOUBLE GLAZED CONSERVATORY
- ✓ EPC Rating C

## Key Information

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

## Description

| THREE BEDROOM | TERRACE HOUSE | GAS CENTRAL HEATING | DOUBLE GLAZED | CONSERVATORY |

We are delighted to offer to the market this REFURBISHED AND IMPROVED three bedroom two reception room terrace house in Lingholme, Chester Le Street.

Benefiting from gas central heating and double glazing the property is sold with no upper chain and comprises briefly :- Upvc door to the entrance hallway with doors to the lounge and kitchen/diner. The conservatory leads from the kitchen. To the first floor landing lie bedroom one, bedroom two, bedroom three and bathroom. Externally an enclosed garden lies to the rear.

OFFERED FOR SALE WITH NO UPPER CHAIN EARLY VIEWING IS ESSENTIAL...

Council Tax Band: A

Tenure: Freehold

Price: £160,000

Property Type: Terraced House

Parking: On Street

Year built: 1970

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance

Upvc door to the entrance hallway with door to the lounge and kitchen, stairs to the first floor landing.



## Cloak room



## Lounge

3.45m x 3.55m (11'3" x 11'7")

Double glazed bow window to the front, open plan to the dining room.



## Dining Room

3.25m x 2.85m (10'7" x 9'4")

Double glazed window to the rear and central heating radiator.



## Kitchen

3.20m x 2.85m (10'5" x 9'4")

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back tiling. Plumbed for automatic washing machine and gas cooker point. Double glazed window to the rear and door to the conservatory



## Conservatory

2.85m x 3.70m (9'4" x 12'1")

Double glazed conservatory with French doors to the garden



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## Bedroom One

2.75m x 3.70m (9'0" x 12'1")

Double glazed window to the front and central heating radiator.



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## Bedroom Two

3.54m x 3.00m (11'7" x 9'10")

Double glazed window to the rear and single radiator.



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## Bedroom Three

3.05m x 2.00m (10'0" x 6'6")

Double glazed window to the rear and single radiator.



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## Bathroom

Comprising low level w.c, panelled bath with electric shower over and pedestal wash handbasin.



## External

An enclosed garden lies to the rear.



Approx Gross Internal Area  
91 sq m / 976 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 84                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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