



david bailes
property professionals

**Cotswold Avenue,
Chester Le Street, Co. Durham, DH2 3BP**

- Three-bedroom, mid-terraced house.
- Offered chain-free for ease of purchase.
- Attached garage plus off-street parking
- Lounge plus kitchen/diner.

£110,000

EPC Rating D (63)





Property Description

This three-bedroom, mid-terraced property is offered chain-free and includes an integral garage alongside off-street parking. The home features an entrance hallway, lounge, kitchen/dining area, and on the first floor, three bedrooms and a family bathroom. Additional benefits include loft storage, gas central heating via a combi boiler, uPVC double glazing, a Council Tax Band A, freehold tenure, and an Energy Performance Certificate (EPC) rating of D (63).

HALLWAY

13' 1" x 6' 3" (4.00m x 1.93m) uPVC double glazed entrance door with matching window, stairs to the first floor with storage area beneath, double radiator, laminate flooring, hard-wired smoke alarm, telephone point and doors leading to the lounge and kitchen/diner.



LOUNGE

13' 7" x 13' 1" (4.15m x 4.00m) Wall lighting to alcoves, wall mounted gas fire (currently decommissioned), laminate flooring, double radiator, coving and a uPVC double glazed window.

KITCHEN/DINER

20' 4" x 14' 9" Max (6.22m x 4.52m) A spacious L-shaped room fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, and a breakfast bar. Integrated oven/grill, gas hob and concealed extractor unit over. Inset sink and drainer, space for tall fridge/freezer, plumbed for a washing machine, laminate flooring, uPVC double glazed door to the rear yard, with matching window, and an internal access door to the garage. The dining area has space for a table and uPVC double glazed patio doors and a double radiator.



GARAGE

16' 10" x 9' 10" (5.14m x 3.00m) Newly installed roller door, power points and lighting installed, rear door opens to the kitchen.

FIRST FLOOR

LANDING

Landing, loft access with up down access ladder. The loft is fully boarded with lighting and houses the gas combi central heating boiler. Doors lead to the bedrooms and bathroom.



BEDROOM 1 (TO THE FRONT)

13' 1" x 10' 6" (4.00m x 3.21m) Fitted sliding mirrored wardrobes, laminate flooring, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

12' 1" Max x 9' 6" (3.70m x 2.90m) Laminate flooring, uPVC double glazed window and a single radiator,

BEDROOM 3 (TO THE FRONT)

10' 1" Max x 9' 6" Max (3.08m x 2.92m) An L-shaped room with laminate flooring, storage cupboard over the stairs, single radiator and a uPVC double glazed window.



BATHROOM

10' 1" Max x 5' 5" (3.08m x 1.67m) Fully tiled walls, curved panelled bath with thermostatic shower over and curved shower screen, pedestal wash basin, WC, towel radiator, inset ceiling spotlighting, extractor fan, and a uPVC double glazed window.



EXTERNAL

To front - small garden with access gate overlooking an open green area. To rear - twin wrought iron gate open to provide off road parking in the yard, enclosed by a brick wall.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

VIEWINGS

Strictly by appointment with agent.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

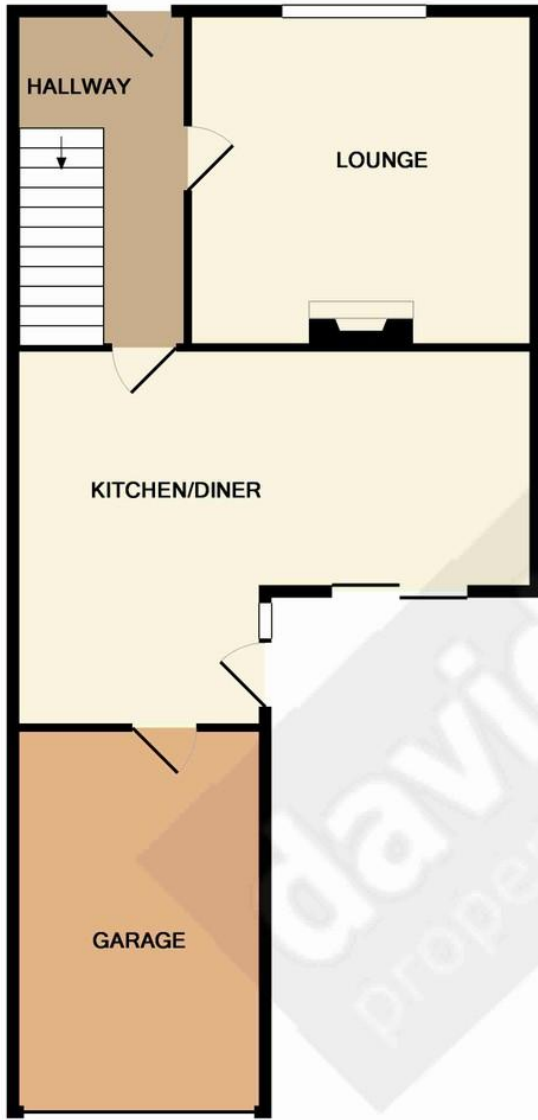
MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

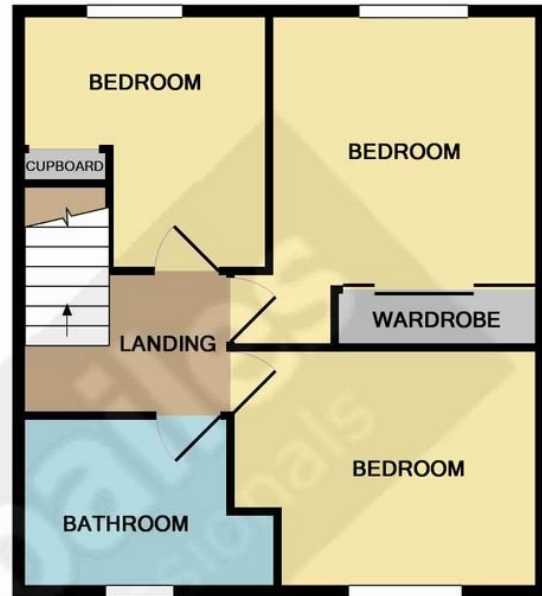
AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.





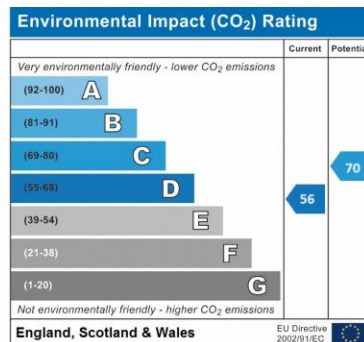
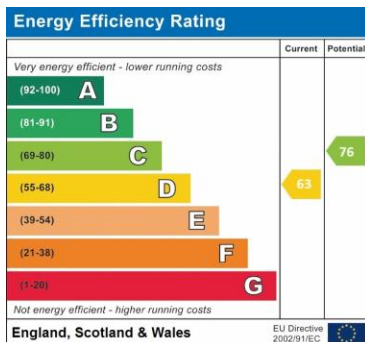
GROUND FLOOR
APPROX. FLOOR
AREA 61.5 SQ.M.
(662 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.9 SQ.M.
(462 SQ.FT.)

TOTAL APPROX. FLOOR AREA 104.4 SQ.M. (1124 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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