


## 2 bed semi-detached bungalow to buy in DH2

Coniston Close, Chester Le Street,
Durham, DH2 3DW

# £210,000

x 2 x 1 x 1

Tenure

**Freehold**

Garage parking

## Property features

- Semi Detached Bungalow
- Desirable location
- Spacious Loft Space
- Drive and Garage
- EPC Rating D

## Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

## Arrange a viewing

Mike Aitchison-Hughes
Branch Manager
Stanley

01207 236333
stanley@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson is delighted to present this exceptional semi-detached bungalow, located within the highly sought-after Garden Farm Estate in Chester-le-Street. Set in a peaceful cul-de-sac, this property offers a rare opportunity for buyers seeking a turn-key home, finished to a fantastic standard.

Offering immediate appeal, the bungalow is neutrally decorated throughout, providing a fresh and welcoming feel and allowing for a ready-to-move-in experience. The accommodation comprises a welcoming lounge and a well-appointed kitchen, featuring a built-in electric oven, complemented by a practical utility room.

The property features two bedrooms, both benefiting from fitted carpets, comprising a spacious double and a comfortable single bedroom, which provides access to a versatile loft space. The loft boasts a large window with lovely views and has previously been utilised as an additional bedroom, offering excellent flexibility.

A modern bathroom completes the accommodation and will be finished with a walk-in shower and shower curtain.

Externally, the property boasts beautifully maintained gardens to both the front and rear, perfect for those who value outdoor space. Further advantages include off-street parking and an integral single garage, ensuring ample parking and storage solutions.

The property is ideally situated for access to a range of local amenities, with Chester-le-Street town centre offering a variety of shops, supermarkets, cafés, restaurants and leisure facilities. There are also well-regarded local schools and beautiful outdoor spaces nearby, including Riverside Park. For commuters, the property benefits from excellent transport links, with regular local bus services, Chester-le-Street railway station within easy reach and convenient access to the A1(M), providing links to Durham, Newcastle and surrounding areas.

Early viewing is highly recommended to appreciate all that this fantastic bungalow has to offer. To arrange a viewing, please contact your local Pattinson Durham branch on 0191 383 2133.

Council Tax Band: C

Tenure: Freehold

Price:  £210,000

Property Type: Semi-detached Bungalow

Parking: Garage, Driveway

Construction materials: Brick and block

Roofing type: Clay 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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Living Room
*5.33m x 3.46m (17'5" x 11'4")*

## Kitchen
*3.30m x 1.88m (10'9" x 6'2")*

## Utility Room
*2.46m x 1.72m (8'0" x 5'7")*

## Bedroom 1
*4.45m x 2.58m (14'7" x 8'5")*

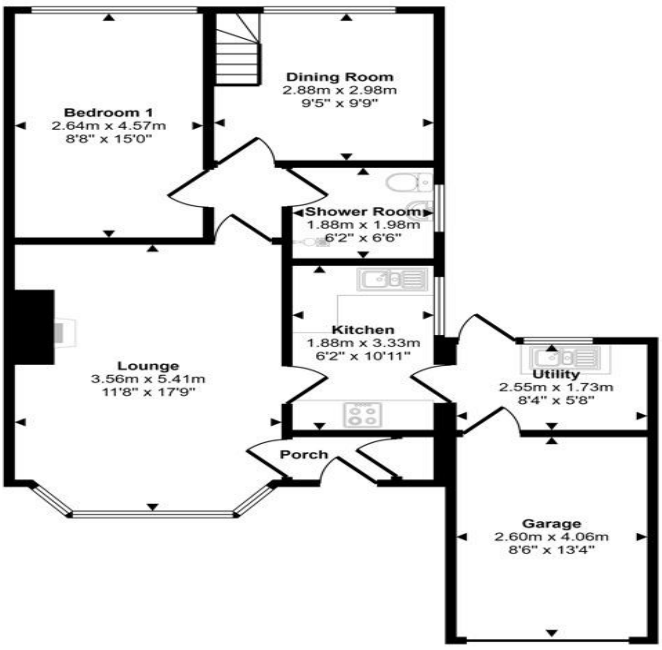
## Bedroom 2
*2.99m x 2.20m (9'9" x 7'2")*

## Loft Room
*5.20m x 3.66m (17'0" x 12'0")*

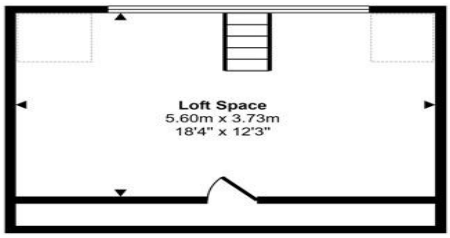
## Bathroom
*1.90m x 1.86m (6'2" x 6'1")*

## Garage
*3.00m x 2.47m (9'10" x 8'1")*

Approx Gross Internal Area
96 sq m / 1033 sq ft



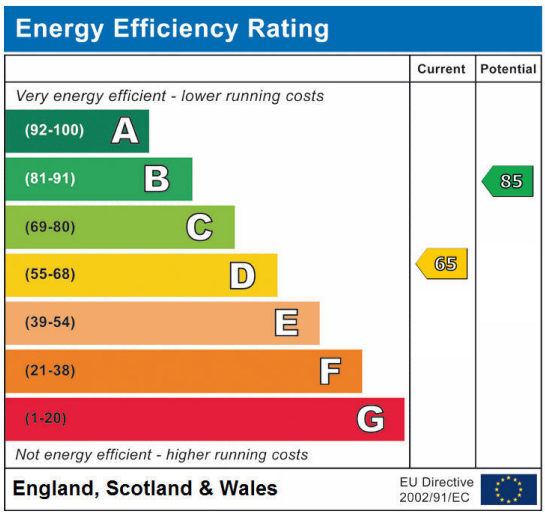

Ground Floor
Approx 72 sq m / 772 sq ft




First Floor
Approx 24 sq m / 261 sq ft

Denotes head height below 1.5m

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.




## Coniston Close, Chester Le Street, Durham, DH2 3DW

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

**83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk**

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