



### 3 bed terraced house to buy in

Lambton Street, Chester Le Street,  
Durham, DH3 3NH

**£145,000**

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ 3 Bedrooms
- ✓ No Chain
- ✓ Great Location
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Delighted to present this charming 3-bedroom terraced house for sale, nestled amidst the serene locale of Chester Le Street. Spanning across two floors, this delightful residence beautifully merges comfort with convenience, making it an ideal abode for families, first time buyers or investors.

Upon walking inside via the entrance vestibule to be greeted by a well-appointed reception room, exuding warmth with its tasteful design. Here, you can easily imagine settling down for countless cosy evenings, hosting friends or simply kicking back and relaxing. Flooded with natural light from a large front-facing bay window, the space feels bright and airy while retaining a cosy atmosphere. The focal point is an elegant fireplace with a wooden mantel and decorative tile surround.

An open plan kitchen/dining room helps continue the sense of space and creates an airy atmosphere. The living room and dining room are styled with plush grey carpeting. This stylish and versatile dining space offers the perfect hub for family life and entertaining. Generously proportioned, the room comfortably accommodates space for a large dining table and features a warm, welcoming atmosphere enhanced by natural light from a rear-aspect window.

The open-plan layout flows seamlessly into the kitchen via a practical breakfast bar, creating an ideal setting for both casual meals and social gatherings. Kitted out with essential appliances and ample cabinetry with well designed wall and base units in a wooden style with contrasting black work tops, it provides an opportunity for home-cooks to rustle up culinary delights. A 1.5bowl sink situated conveniently by the large window overlooks the rear yard. There is also an external door from the kitchen, allowing rear access that leads to the backyard.

To the first floor, the house has three bedrooms, all generously proportioned and with an abundance of with natural light, offering a tranquil space to unwind at the end of the day.

A well-designed bathroom, equipped with modern fixtures and with elegant touches. Featuring a sleek white suite, the room offers a spacious bathtub and a contemporary curved glass shower enclosure with chrome fittings, catering to every preference. The monochrome patterned floor tiles add a stylish focal point, perfectly complemented by soft neutral wall tones and crisp white tiling.

Natural light floods in through a large frosted window, enhancing the bright and airy feel,

Externally, the front of the property has an enclosed garden laid with lawn offering an ideal place for outdoor entertaining or for children and/or pets to run around. To the rear is a private yard.

Chester-le-Street is a market town in County Durham, England. It is located around 6 miles north of Durham and is close to Newcastle and Sunderland. Benefiting from an ideal location, the property enjoys proximity to local amenities, shops, parks, and well-regarded schools. Vehicle owners will appreciate the ease of swift connections to main motorway networks.

Viewing is highly encouraged to fully appreciate this delightful terraced house in Chester Le Street, a property offering an inviting, homely feel. It's a slice of tranquillity tucked away from the hustle and bustle, yet well-connected for those needing to commute. Hurry, because homes like these get snapped up quickly! Contact Pattinson Estate Agents today to arrange your viewing.

Council Tax Band: B

Tenure: Freehold

Price: £145,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## External



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## Dining area

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## Kitchen



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## Living Room

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## Bathroom



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## Bedroom 1

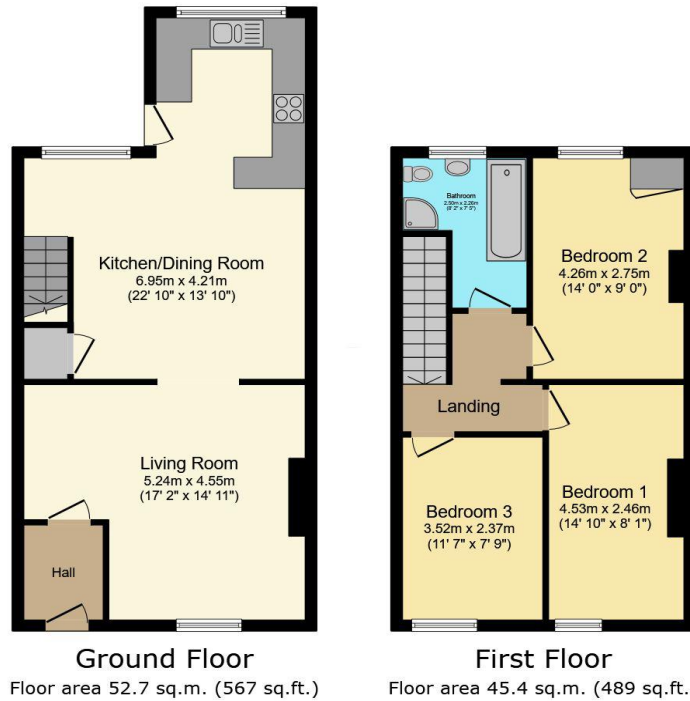
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## Bedroom 2

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## Bedroom 3





Total floor area: 98.1 sq.m. (1,056 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(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	

Lambton Street, Chester Le Street, Durham, DH3 3NH

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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