



### 3 bed semi-detached house to buy in DH3

Balmoral, Great Lumley, Chester Le Street, Durham, DH3 4LP

**£165,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Sought After Location
- ✓ Driveway & Garage
- ✓ 3 Bedrooms
- ✓ Excellent Local Schools
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*GARAGE AND DRIVEWAY\*\*SOUGHT AFTER LOCATION\*\*DESIRABLE LOCAL SCHOOLS\*\***

Pattinson Estate Agents are delighted to welcome to the market this fantastic semi-detached family home, which boasts three bedrooms, private west facing rear garden, driveway and garage. Perfectly positioned on the highly desirable estate of Balmoral, located in the heart of Lumley village, Chester le Street. This wonderful family home is situated within close proximity to local amenities, great public transport and major road links via the A1 & A19. Also within walking distance to Lumley infant and nursesey school.

This immaculately presented family residence briefly comprises of: Entrance/hallway, lounge/diner, kitchen, sun room and ground floor bathroom. To the first floor lies two double bedrooms and a further single. Externally to the front there is an open lawn, multi car driveway and garage, to the rear there is a private west facing garden.

Viewing is highly advised to appreciate size, location and standard of this property beautiful property! Please contact our Houghton office to secure your viewing!

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £165,000

Property Type: Semi-detached house

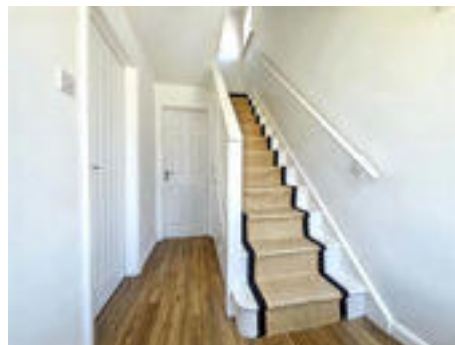
USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which give access to the lounge/diner, kitchen and first floor staircase.



## Living/Dining room

6.60m x 3.10m (21'7" x 10'2")

Open plan lounge/diner with wooden flooring, two radiators, a double glazed front aspect window and french doors leading to the sun room.



## Kitchen

2.30m x 2.60m (7'6" x 8'6")

Recently fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces and matching tiles, benefitting from plumbing for a washing machine and dishwasher, an integrated oven and gas hob. Additional space for free standing fridge freezer, laminate flooring, a double glazed side aspect window.



## Bathroom

1.90m x 1.70m (6'2" x 5'6")

Modern three piece bathroom located on the ground floor, benefiting from a panelled bath with shower overhead, hand wash basin and W.C. Laminate flooring, fully tiled and a double glazed rear aspect window.



## Bedroom One

3.00m x 4.00m (9'10" x 13'1")

Double bedroom with laminate flooring, a radiator and a double glazed front aspect window.



## Bedroom Two

3.60m x 2.40m (11'9" x 7'10")

Double bedroom with laminate flooring, a radiator and a double glazed rear aspect window.



## Bedroom Three

2.60m x 2.40m (8'6" x 7'10")

Single bedroom with laminate flooring, a radiator and a double glazed rear aspect window.

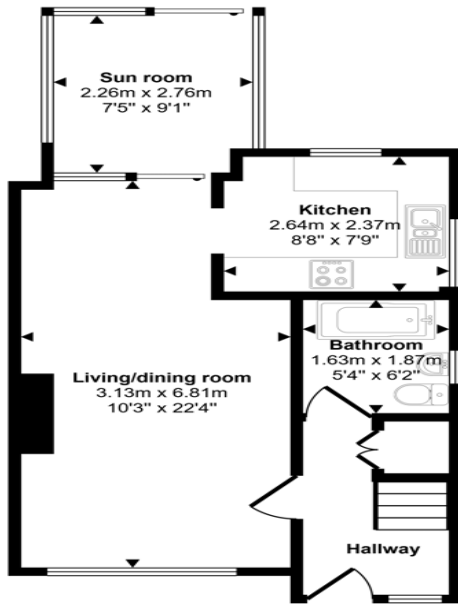


## External

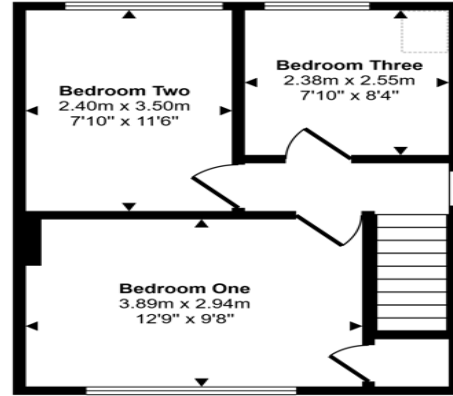
Externally to the front there is a driveway and garage and gated access to the rear garden. To the rear lies a generous sized west facing garden.



Approx Gross Internal Area  
74 sq m / 800 sq ft



**Ground Floor**  
Approx 42 sq m / 450 sq ft



**First Floor**  
Approx 33 sq m / 350 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		69	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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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