Grasmere Road, Garden Farm Estate, DH2 3DL

2 Bed - Bungalow - Semi Detached

£179,950

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* NO CHAIN * EXTENDED * POPULAR LOCATION * CONSERVATORY * GARAGE WITH UTILITY * SOLAR PANELS * DRIVEWAY PARKING *

This extended home is situated in a popular part of Chester le Street and offers well-proportioned accommodation with practical features suited to a variety of buyers.

The property benefits from a garage extension incorporating a useful utility area, along with solar panels and off-street parking.

The floorplan comprises an entrance hallway, a large and inviting lounge which leads through to a conservatory overlooking the rear garden, creating a bright additional living space. There is a modern fitted kitchen with space for a dining table, along with access into the integral garage and utility room. There are also two good sized bedrooms and a shower room/WC.

Externally, the property has gardens to both the front and rear, with the rear offering a pleasant outdoor space. A driveway to the front provides off-street parking and access to the garage.

Grasmere Road is located within a well-established and popular residential area of Chester le Street, offering convenient access to a range of local shops, schools and everyday amenities. The town centre is within easy reach and provides supermarkets, cafés and leisure facilities, along with a mainline railway station with direct links to Durham, Newcastle and beyond.

The area also benefits from excellent road links via the A1(M), and nearby Riverside Park and surrounding countryside provide attractive walks and green space.

Hallway

Lounge
15'8" x 11'9" (4.8 x 3.6)

Conservatory
11'9" x 11'1" (3.6 x 3.4)

Kitchen
10'5" x 8'10" (3.2 x 2.7)

Bedroom
13'1" x 10'5" (4 x 3.2)

Bedroom
10'5" x 10'2" (3.2 x 3.1)

Shower Room / WC
16'0" x 5'2" (4.9 x 1.6)

Utility
9'6" x 7'10" (2.9 x 2.4)

Garage
20'4" x 7'10" (6.2 x 2.4)

AGENT'S NOTES

Council Tax: Durham County Council, Band B
Tenure: Freehold
EPC C

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains and solar panels
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – extended
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

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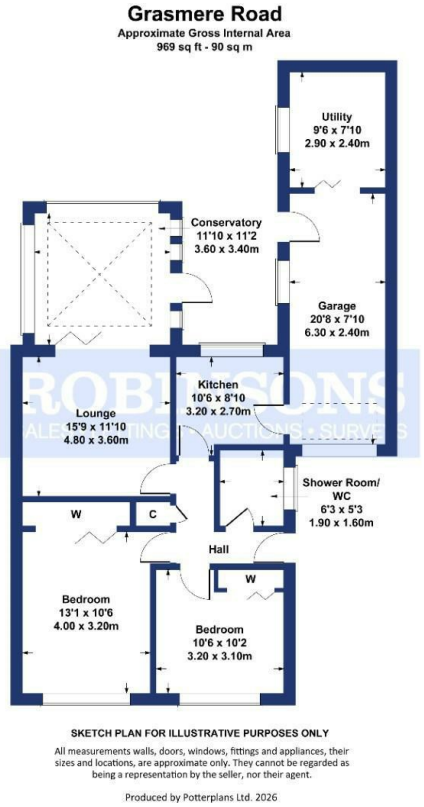

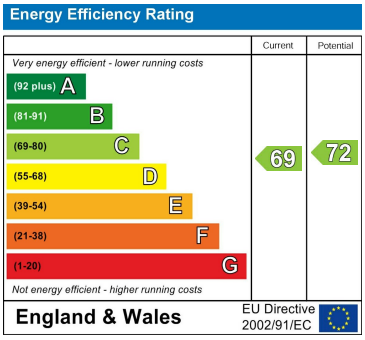

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RICS

ARLA Association of Residential Letting Agents

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