



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

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

# £219,000

x3 x2 x1

Tenure

**Freehold**

### Property features

EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

Delighted to present for sale this lovely semi-detached property situated in the charming village of Great Lumley, Chester Le Street. With a warm and welcoming atmosphere, this house makes an ideal family home. The property boasts three well-proportioned bedrooms offering plenty of space for rest and relaxation.

A focal point of the home is the spacious reception room offering plenty of natural light, creating an inviting area perfect for entertaining or spending quality time with family. The two bathrooms of the property are tastefully designed, complemented by modern and functional fittings.

The house offers a well-equipped kitchen that accommodates all your culinary needs. Sit even more comfortably knowing that this property provides off-road parking, giving you peace of mind and convenience.

Great Lumley is a delightful location with an array of amenities within easy reach. Close to the heart of Chester Le Street, the property provides great access to local shops, schools and transport links. It also enjoys quick access to beautiful open countryside for those who love the outdoors, presenting the perfect blend of village and city living.

This semi-detached property holds an unparalleled opportunity for families, young couples and investors alike looking for a tranquil yet conveniently sited place to live in. The blend of ample living space, strategic location, and charming ambiance assures this home won't stay on the market for long.

Viewings are highly recommended to truly appreciate the potential this property has to offer. Don't miss out on this fantastic opportunity to secure a charming home in a highly sought after location.

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £219,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Front Exterior

Lawned to front with path to front porch and a drive to the garage.



## Entrance Porch



## Living Room

5.00m x 3.90m (16'4" x 12'9")

Spacious lounge leading through to dining room



## Dining Room

3.20m x 2.70m (10'5" x 8'10")

Dining area benefits the patio doors to the rear garden.



## Kitchen

4.50m x 3.20m (14'9" x 10'5")

This high gloss, high standard Wren kitchen has plenty of storage, two windows overlooking garden and door through to passage that leads to W.C and the large garage.



## W.C



## Bedroom 1

3.90m x 2.90m (12'9" x 9'6")

Lovely spacious bedroom fully fitted with wardrobes and drawers.



## Bedroom 2

3.30m x 2.90m (10'9" x 9'6")

Second double bedroom.



## Bedroom 3

2.20m x 1.90m (7'2" x 6'2")

Third bedroom is a single.



## Shower Room

High spec shower room with vanity sink and low level w.c.



## Rear Garden

A beautifully designed low-maintenance garden is a fabulous place to relax and entertain.



---

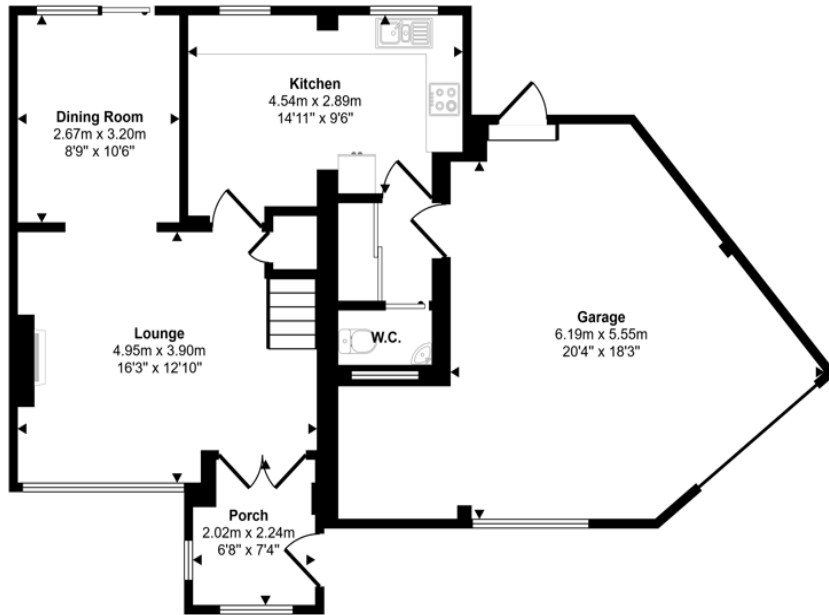
## Garage

6.20m x 5.60m (20'4" x 18'4")

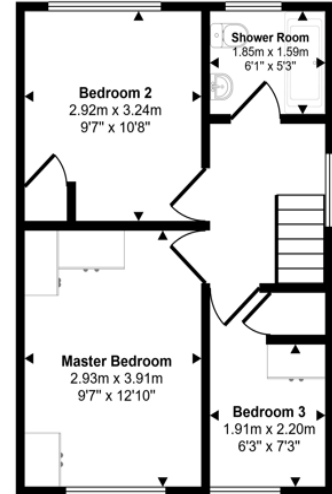
Extra large garage for a car and also storage.



Approx Gross Internal Area  
122 sq m / 1317 sq ft



Ground Floor  
Approx 86 sq m / 926 sq ft



First Floor  
Approx 36 sq m / 390 sq ft

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(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	

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

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

