



## Wanstead Crescent

Chester Le Street DH3 2BN

£215,000







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AN IMMACULATE, IMPRESSIVE THREE BEDROOM SEMI DETACHED HOME situated on this EVER POPULAR RESIDENTIAL DEVELOPMENT. The property offers a host of benefits including UPVC DOUBLE GLAZING, GAS CENTRALLY HEATED VIA A HIVE SYSTEM, CCTV, OPEN PLAN DESIGN offering SPACIOUS LOUNGE, SUPERB FITTED KITCHEN/DINER and GROUND FLOOR WC. To the first floor there is a MASTER BEDROOM with EN SUITE FACILITIES, TWO FURTHER BEDROOMS and a WHITE FAMILY BATHROOM/WC. There is a DRIVEWAY with PARKING FOR TWO/THREE VEHICLES and and ENCLOSED LARGE REAR GARDEN. Early viewing is highly recommended to secure, call us on 0191 3729898.

## KITCHEN/DINING AREA

17'6" x 13'2" (5.33m x 4.01m)

Entered via external door, superbly fitted Grey wall/base units, ample worktops, 1.1/2 bowl sink unit and drainer, mixer tap, splashbacks, built in stainless steel gas hob/oven/extractor/microwave, plumbing for automatic washing machine, integrated fridge/freezer, understairs storage cupboard, inset spotlighting, spindled staircase leading off, UPVC double glazed window.

## LOUNGE AREA

17'6" x 10' (5.33m x 3.05m)

Open plan design with tv point, radiator, UPVC double glazed french doors to garden.

## GROUND FLOOR WC

Fitted with white low level wc, vanity hand wash basin, inset spotlighting, chrome heated towel rail, part tiled walls, extractor.

## FIRST FLOOR

### MASTER BEDROOM

12'8" (plus robes) x 10' (3.86m (plus robes) x 3.05m)

Fitted wardrobes, tv point, radiator, UPVC double glazed window.

### EN SUITE

Fitted with 1.1/2 size shower cubicle with shower, vanity wash hand basin, low level wc, chrome heated towel rail, part tiled walls, extractor.

### BEDROOM 2

10'9" (plus recess) x 10' (3.28m (plus recess) x 3.05m)

With radiator, UPVC double glazed window.

### BEDROOM 3

10'10" (narr) x 7'4" (3.30m (narr) x 2.24m)

With radiator, UPVC double glazed window.

## BATHROOM/WC

Fitted with white suite comprising of panelled bath with shower over, shower screen, vanity wash hand basin, low level wc, chrome heated towel rail, part tiled walls, UPVC double glazed window.

## OUTSIDE

To the front there is an open plan lawned garden and driveway suitable for two/three vehicles.

Whilst to the rear there is a large, fence enclosed garden with paved patio area, tap and access.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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