



- Three Bedroom Semi Detached House
- Master Bedroom & En-suite
- Gas Central Heating
- Off Street Parking

Angel View, Edmondsley, Durham

£215,000

Three bedroom semi-detached home, ideally located in the quiet village location of Edmondsley. Wonderfully presented throughout, the property benefits from uPVC double glazing and gas fired central heating throughout.



Property Description

SEVEN KEYS welcomes to the market this well presented three bedroom semi-detached house, ideally located in the quiet village location of Edmondsley, County Durham. Close to local schools, amenities and in between Sacriston and Chester-le-street town centres, the property offers peaceful living, whilst being close enough to good transport links to Durham, Newcastle and surrounding areas.

The property benefits from uPVC double glazing and gas fired central heating throughout and has gardens to the front and rear and an attached single garage. The spacious floor plan briefly comprises of entrance hallway, convenient ground floor WC/ cloaks, large inviting living room with bay window and superb fitted kitchen/dining area. Whilst to the first floor there are three fantastic sized bedrooms, the master benefiting from an en-suite and a family bathroom/WC. Externally to the front of the property there is a small garden area with pathway leading to the attached single garage, whilst to the rear there is an enclosed garden with patio and gated access. Energy Rating C.

Request your viewing online at SevenKeys.co.uk.

LIVING ROOM

13' 10" x 13' 8" (4.24m x 4.17m) Well presented living room comprising of walk-in bay window, TV and telephone points and coving to ceiling.

KITCHEN/DINER

25' 0" x 11' 8" (7.64m x 3.58m) Superb fitted kitchen measuring over 25ft in length comprising of matching wall and base units with complimentary work surfaces, integrated oven with ceramic hob, stainless steel 1 1/2 sink drainer and mixer tap unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, part tiled walls, part tiled floor, space for dining table and chairs, two uPVC double glazed windows to the rear aspect and a door to the rear garden.





WC/CLOAKS

Comprising of a dose coupled WC, pedestal wash hand basin and uPVC double glazed opaque window to the front aspect.

BEDROOM ONE

13' 7" x 11' 7" (4.15m x 3.54m) Located towards the rear of the property with a uPVC double glazed window, TV point and convector radiator.

EN-SUITE

With tiling to the walls and floor, vanity wash hand basin, dose coupled WC, separate tiled shower cubicle, spotlights to ceiling and heated towel rail.



BEDROOM TWO

13' 8" x 11' 7" (4.17m x 3.54m) Located towards the front of the property with uPVC double glazed window, TV point and convector radiator.

BEDROOM THREE

7' 4" x 11' 7" (2.25m x 3.54m) Located towards the rear of the property with uPVC double glazed window, convector radiator and TV point.

BATHROOM

Beautifully presented bathroom comprising of a white three piece suite including a freestanding bath, dose coupled WC, vanity wash hand basin and the room is finished with a chrome heated towel rail, uPVC double glazed opaque window to the rear aspect, tiled floor and part tiled walls, spotlights to ceiling and extractor fan.



EXTERNAL

To the front of the property there is a small garden area with pathway leading to the attached single garage with roller door, power and light. Whilst to the rear of the property there is a mainly laid to lawn garden with patio area and a archway with gated access.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements