STUART EDWARDS










# Kimblesworth Road

Tan Hills, Chester Le Street DH2 3PA

- LARGE END-TERRACED FAMILY HOME
- THREE WELL-PROPORTIONED BEDROOMS
- AVAILABLE WITH NO ONWARD CHAIN
- SPACIOUS LOUNGE/DINING ROOM WITH FRENCH DOORS
- FITTED SHAKER-STYLE KITCHEN
- SEPARATE LAUNDRY ROOM AND FAMILY BATHROOM
- REAR GARDEN
- EASY ACCESS TO CHESTER-LE-STREET AMENITIES
- EXCELLENT ROAD LINKS TO A1(M), A693 & DURHAM
- IDEAL FOR GROWING FAMILIES

## Asking Price £134,950

**Council Tax Band: A**
**EPC Rating: D**

**FULL DESCRIPTION**
Belgrave House is a large end terraced family home, offered with no onward chain and providing generous, well arranged accommodation across two floors. Its spacious layout, good bedroom sizes and practical outdoor areas make it an excellent choice for families seeking a substantial home in a convenient village setting.

A UPVC entrance door opens into the hallway and leads through to a bright, generous lounge/dining room, complete with a built-in storage cupboard and French doors overlooking the rear garden. The shaker-style kitchen offers a good range of wall and floor units, providing plenty of storage and workspace for busy households.

Stairs from the hallway lead to the first floor landing, giving access to three well proportioned bedrooms, a laundry room, and a family bathroom. The bedroom sizes and additional utility space make the home particularly appealing for growing families.

Externally, the property offers on street parking to the front and a walled forecourt with wrought-iron railings. The rear garden features a resin patio area and fenced boundaries, creating a secure, low-maintenance outdoor space.

Located in Tan Hills, the property enjoys easy access to everyday amenities in both Chester-le-Street and Sacriston, including shops, supermarkets, leisure facilities and local services. Families will appreciate the proximity to well-regarded schools such as Kimblesworth Academy, Cestria Primary, and Park View School, with further options available across Chester-le-Street. Road links are excellent, with quick access to the A693, A1(M) and routes towards Durham, Newcastle and the wider region, making commuting straightforward.

A spacious home in a well-connected location, ideal for families. Early viewing is strongly recommended.

**ENTRANCE HALL**
UPVC entrance door leading to hallway with laminate flooring and radiator.

**LOUNGE/DINING ROOM**
25'7" x 11'6"
Feature fireplace with inset electric fire, double radiator, storage cupboard housing the central heating boiler through to the dining room with UPVC French doors overlooking the rear garden.

**KITCHEN**
11'5" x 7'1"
Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Electric cooker point, integrated extractor hood, plumbed for dishwasher and tiled flooring.

**FIRST FLOOR LANDING**

**BEDROOM 1**
13'3" x 8'11"
Radiator and vanity storage unit with inset wash hand basin and tiled splashback.

**BEDROOM 2**
11'8" x 8'3"
Radiator and vanity storage unit with inset wash hand basin and tiled splashback.

**BEDROOM 3**
13'8" x 6'7"
Radiator, range of fitted bedroom furniture and vanity storage unit with inset wash hand basin and tiled splashback.

**LAUNDRY ROOM**
Plumbed for automatic washing machine, tiled walls and vinyl flooring.

**BATHROOM**
Close coupled wc, vanity storage unit with inset wash hand basin, panel bath, Radiator, tiled walls and vinyl flooring.







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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 for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.