

EMMATT



RUNDLE

ESTATE AGENTS

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**6 SANDRINGHAM WAY, NEWFIELD, C-L-S
DH2 2FE**

3 Bed End Link * Landscaped Garden * GF WC * Designated Parking

£125,000

(OIRO)

DESCRIPTION

A superbly appointed three bedroom end-link house on this popular recently constructed development. Roseberry Park is situated in the village of Newfield in a semi-rural location providing easy access to Chester-le-Street, Stanley and the A1M interchange. There are a number of attractive features including a light and airy living space with French doors leading to landscaped garden, additional ground floor WC, three bedrooms with large master to second floor together with designated parking for two vehicles. The property benefits from gas central heating via combi boiler and UPVC double glazing throughout.

TENURE

Freehold

DIRECTIONS

From the north end of Front Street, turn left at the market place traffic lights and continue over the Tesco roundabout, continue on this road and take the next right turn onto Burnthouse Bank heading towards Newfield, take the fourth right onto Sandringham Way, as you enter the property is facing the green area on the left hand side.

GROUND FLOOR

ENTRANCE VESTIBULE

Composite door, radiator with decorative cover

LOUNGE

13'6" (4.11") x 12'2" (3.71m)
French doors to garden, ash laminate flooring, radiator with decorative cover



DINING AREA

Radiator

KITCHEN

9' (2.74m) x 8'8" (2.64m)

A range of wall & base units in white, coordinating beech block work surfaces, integrated electric oven & ceramic hob, stainless steel cooker hood, stainless steel sink unit, mixer taps, plumbed for washer, ash laminate flooring, radiator



CLOAKROOM

WC, hand basin, laminate flooring, extractor fan, radiator



FIRST FLOOR



BEDROOM 2

12'3" (3.73m) x 7'10" (2.39m)
Laminate flooring, radiator



BEDROOM 3

5'3" (1.73m) x 5'3" (1.73m)
Laminate flooring, radiator



BATHROOM

Suite in white, WC, hand basin, combi shower over bath, shower screen, ceramic tiled walls & floor, chrome towel radiator, extractor fan

SECOND FLOOR

LANDING AREA

Storage cupboard

BEDROOM 1

16'9" (4.88m) x 9' (2.74m)
Velux windows, radiator



EXTERNAL

GARDENS

Lawned garden to front. Gated side access to rear. Low maintenance landscaped rear garden with gate leading to parking.

PARKING

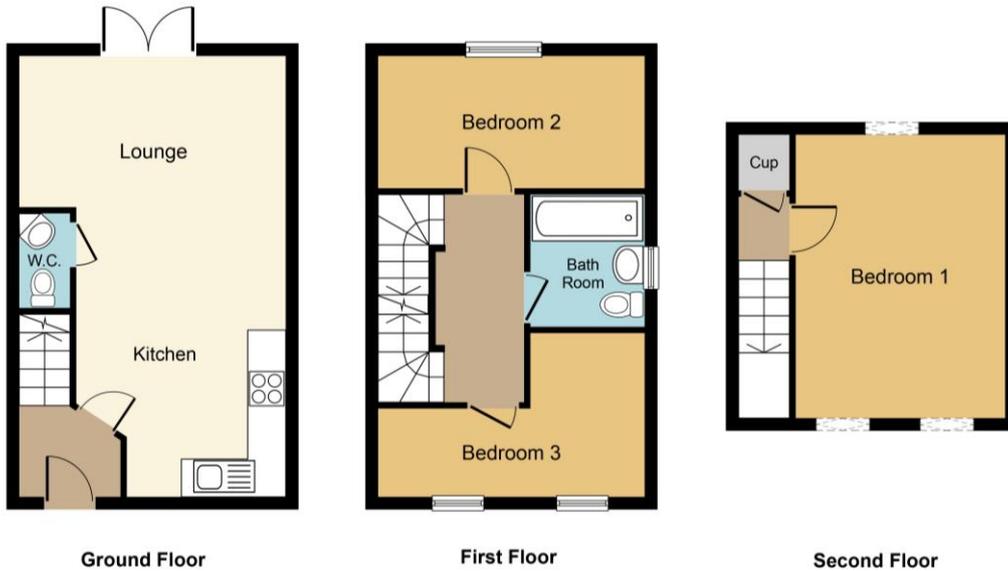
Two designated parking spaces

GENERAL

Carpets included. EPC rating C.

VIEWING

By appointment with agent



6 Sandringham Way

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
78	91	79	92
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

MEASUREMENTS & SERVICES. Whilst every care is taken the measurements shown on these details are for guidance only. Owing to the method by which the measurements are taken their accuracy cannot be guaranteed. The services and appliances mentioned in these details have not been tested, therefore, no warranty is given. Interested purchasers should make their own enquiries with regards to the above.
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