

EMMATT



RUNDLE

ESTATE AGENTS

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**17 IVY WAY, PELTON, CHESTER-LE-STREET
DH2 1DR**

2 Bed End-Link * Large Sunny Rear Garden * Off-Road Parking

£99,950
(OIRO)

DESCRIPTION

A superbly appointed two bedroom end-link house within this private cul-de-sac. The property has been tastefully improved by the vendor and is immaculate throughout. There are a number of attractive features including spacious open plan lounge, attractive kitchen/dining room, large rear garden enjoying a sunny aspect, driveway to front and an additional parking spot nearby. The property benefits from gas central heating and UPVC double glazing throughout.

TENURE

Freehold

DIRECTIONS

From the north end of Front Street continue over the market place traffic lights, turn left at the mini roundabout, continue on this road, over Pelaw Bank and continue on to Pelton, after the Co-op shop in the centre of Pelton on your right take the next right turn onto Sandyford then first right onto Ivy Way, turn first left then turn right and the property is on the left at the end of the cul-de-sac.

GROUND FLOOR

PORCH

Composite door

LOUNGE

13'7" (4.14m) x 12'1" (3.68m)
Spindle staircase, Venetian & Austrian blinds, radiator



KITCHEN/DINING ROOM

12' (3.66m) x 11'2" (3.40m)

A range of wall & base units in grey, co-ordinating black marble work surfaces, single drainer sink with mixer tap, integrated ceramic hob & fan assist oven, plumbed for washer, French doors to garden, Venetian & Austrian blinds, extractor fan, radiator



FIRST FLOOR



BEDROOM 1

12'1" (3.68m) x 9'9" (2.97m)

Venetian & Austrian blinds, radiator

BEDROOM 2

12'2" (3.71m) x 8'5" (2.57m)

Airing cupboard, Venetian & Austrian blinds, radiator



BATHROOM

Suite in white, electric shower over bath, shower screen, tiled splashbacks, vanity mirror, extractor fan

EXTERNAL

PARKING

Driveway to front & additional parking space nearby

GARDENS

Lawned garden to front, large enclosed lawned rear garden with side access & patio enjoying a sunny aspect

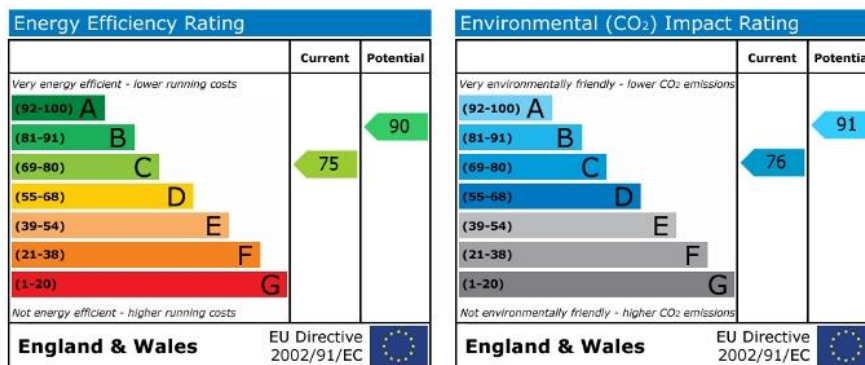


GENERAL

Carpets & blinds included

VIEWING

By appointment with agent



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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