

EMMATT



RUNDLE

ESTATE AGENTS

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**40 KINGSMERE, CHESTER-LE-STREET
DH3 4DE**

3 Bed Semi * Sought After Area * Westerly Rear Garden

£172,500
(OIRO)

DESCRIPTION

A three bedroom, semi-detached house which is well situated on this sought after development at the north end of town providing easy access to all major centres, bus routes & schools. The property benefits from gas central heating via combination boiler and UPVC double glazing and has the advantage of a westerly aspect to rear.

TENURE

Leasehold

DIRECTIONS

From the north end of Front Street continue through the market place traffic lights heading toward Birtley, continue over the next mini and major roundabouts still heading to Birtley, take the left turn before the old railway bridge onto Kingsmere.

GROUND FLOOR

ENTRANCE HALL

UPVC door, radiator



LOUNGE

14' (4.27m) x 12'7" (3.84m)

Adams style fireplace with marble inlay & hearth, vertical blind, radiator



SEPARATE DINING ROOM

11'8" (3.56m) x 9'10" (3.00m)

Radiator, French doors to garden



KITCHEN

11'11" (3.63m) x 8'9" (2.67m)

A range of wall & base units, co-ordinating work surfaces, stainless steel sink unit with mixer tap, slot-in cooker, cooker hood, integrated fridge, dishwasher, radiator

UTILITY AREA

To rear of garage

FIRST FLOOR



BEDROOM 1
13'9" (4.19m) x 12'7" (3.84m)
Vertical blind, radiator

BEDROOM 2
11'3" (3.43m) x 11'1" (3.38m)
A range of fitted wardrobes, radiator



BEDROOM 3
9'3" (2.82m) x 8' (2.44m)
Radiator



BATHROOM/WC
Suite in white, electric shower over bath,
linen cupboard, part tiled walls, extractor,
radiator



EXTERNAL

LONG GARAGE

Power & light

GARDENS

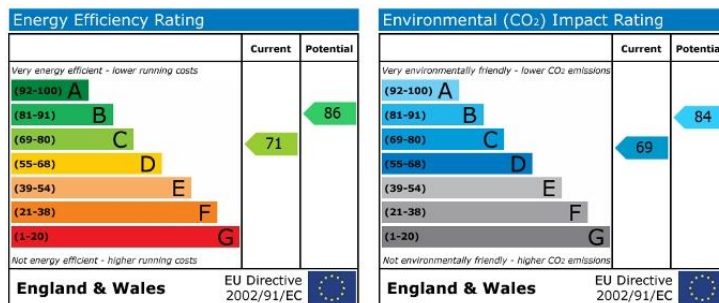
Garden to front, enclosed garden to rear with patio & westerly aspect

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 regard to the above.

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