

EMMATT



RUNDLE

ESTATE AGENTS

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**13 WANSTEAD CRESCENT, BARLEY GATE, C-L-S  
DH3 2BN**

3 Bed Semi \* Contemporary Design \* En-Suite & GF WC \* Open Plan

**£210,000**  
(OIRO)

## DESCRIPTION

A superbly appointed "Kilmington" style three bedroom semi-detached house on this popular Avant development, ready for immediate occupation. This contemporary house has been designed with an open living area, lounge with bifold doors to large enclosed garden, superbly fitted kitchen with a number of integrated appliances, additional ground floor WC, storage utility, en-suite to master bedroom, superbly appointed family bathroom, together with large driveway providing ample parking. There is the advantage of full gas central heating via combi boiler, UPVC double glazing, Hive smart home system and Openreach super fast fibre broadband.

## TENURE

Freehold

## DIRECTIONS

From the north end of Front Street continue through the market place traffic lights and over the mini roundabout onto Newcastle Road, at the large junction continue straight over onto Durham Road, at the roundabout turn right and continue on Vigo Road then take the first right onto Wanstead Crescent.

## GROUND FLOOR

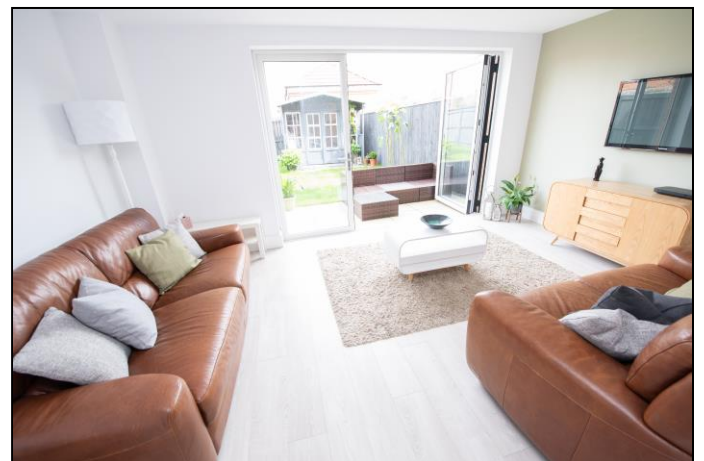
### ENTRANCE HALL

Composite door, cloak cupboard, radiator

### LOUNGE

16'5" (5m) x 10'10" (3.30m)

Bifold doors leading to garden, additional rear door, wood laminate flooring, radiator



### KITCHEN DINING ROOM

16'5" (5m) x 13'8" (4.17m)

A range of contemporary wall & base units & co-ordinating worksurfaces, 1½ bowl stainless steel sink unit, mixer tap, a range of integrated appliances including gas hob, electric fan assist oven, microwave, dishwasher, fridge & freezer, laminate flooring, downlighters, radiator



**CLOAKROOM**

7'10" (2.39m) x 5'2" (1.56m)  
WC, floating hand basin, part tiled walls,  
laminated flooring, radiator

**UTILITY AREA**

7'4" (2.24m) x 6'11" (2.11m)  
Plumbed for washer, laminated flooring  
extractor fan

**FIRST FLOOR**

**BEDROOM 1**

14'5" (4.39m) x 9' (2.74m)  
Fitted wardrobes, radiator



**EN-SUITE**

7'6" (2.29m) x 4'7" (1.39m)  
Large shower cubicle, with rainfall shower  
fitting, hand shower & digital controls,  
floating hand basin with storage, wall  
mounted mixer tap, floating WC, vanity  
unit, shaver point, laminated flooring,  
extractor fan, chrome towel radiator

**BEDROOM 2**

15'8" (4.78m) x 9' (2.74m)  
Fitted wardrobes, radiator



**BEDROOM 3**

9' (2.74m) x 7'1" (2.16m)  
Fitted wardrobes, radiator

**FAMILY BATHROOM**

7'4" (2.24m) x 6'11" (2.11m)

Full suite in white, bath with rainfall shower fitting, hand shower, concealed chrome mixer valves, chrome bath filler & waste, shower screen, floating hand basin with drawer storage, floating WC, shaver point, laminate flooring, fully tiled walls, downlighters, extractor fan, chrome towel radiator



**EXTERNAL**

**PARKING**

Double driveway to front for off-road parking

**GARDENS**

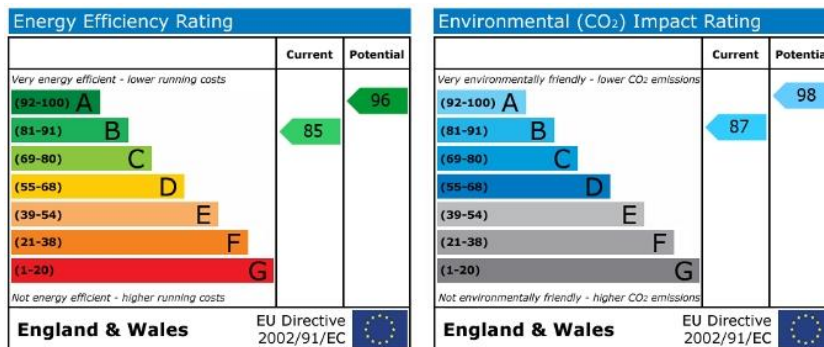
Large enclosed lawned gardens to rear with patio area, summer house & shed

**GENERAL**

Hive smart house system and Openreach super fast fibre broadband

**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. 8891/7/9/20-1