

EMMATT



RUNDLE

ESTATE AGENTS

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**35 REDESDALE ROAD, WALDRIDGE PARK, C-L-S
DH2 3HT**

2 Bed GF Flat * Sought After Area * Extended Lease

£80,000
(OIRO)

DESCRIPTION

A two bedroom ground floor flat in a prime location in this sought after area offering easy access to local amenities and transport links. The property has a number of attractive features including spacious lounge with door leading to lawned garden, brick-built garage close at hand, gas central heating via combi boiler and UPVC double glazing.

TENUR

Leasehold – Extended lease

DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, at the next roundabout turn left onto West Lane, follow the road over two mini roundabouts onto Walldridge Road, turn left at the next roundabout, take the second right onto Dronfield Close, turn left towards the rear of Redesdale Road.

ENTRANCE HALL

UPVC door, two storage cupboards, radiator



LOUNGE

14'3" (4.34m) x 10'8" (3.25m)
UPVC door to garden, radiator



KITCHEN

8'11" (2.72m) x 7'8" (2.34m)

A range of wall & base units, 1 ½ bowl stainless steel sink unit, mixer tap, gas hob & electric oven, plumbed for washer, roller blind



BEDROOM 1

12'5" (3.78m) x 9'7" (2.92m)

A range of fitted wardrobes, bedside & dressing tables, radiator

BEDROOM 2

8'8" (2.64m) x 6'5" (1.96m)

Fitted wardrobe, radiator



BATHROOM

WC, hand basin, combi shower over bath, fully tiled walls, radiator

EXTERNAL

GARAGE

In block – close at hand

GARDENS

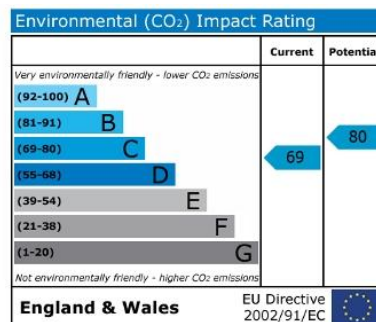
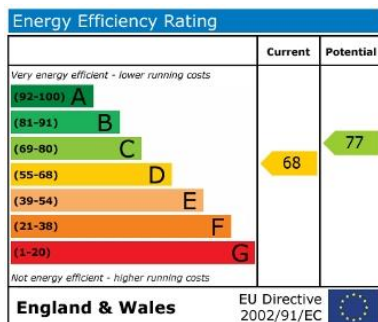
Lawned garden to front

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. 8897/21/9/20-2