

EMMATT



RUNDLE

ESTATE AGENTS

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**39 GLANTON CLOSE, WALDRIDGE PARK, C-L-S  
DH2 3SW**

2 Bed Upper Flat \* Garage \* Updated to High Standard \* Rear Garden

**£89,000**  
(OIRO)

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## DESCRIPTION

A superbly appointed two bedroom upper flat on a prominent site near to the entrance of this popular development. The property benefits from a long lease extension and has been updated to a high standard by the vendor with a number of attractive features including pleasant aspect through lounge picture window, high quality kitchen and bathroom, two double bedrooms, garden to rear with raised decked area together with brick built garage. There is the advantage of gas central heating via combi boiler and UPVC double glazing, fascias and roof end cappings.

## TENURE

Leasehold – Greatly extended to 2161

## DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, at the next roundabout take the first exit, continue on this road and over two mini roundabouts, pass the Whitehills pub then at the second roundabout take the third exit, take the first right onto Glanton Close.

## ENTRANCE HALL

Composite door, storage cupboard,  
radiator

## LOUNGE

14'3" (4.34m) x 10'10" (3.30m)

Picture window, laminate flooring, vertical  
blinds, radiator



## KITCHEN

A range of wall & base units in white,  
co-ordinating worksurfaces, Anthracite  
sink, mixer tap, electric hob & integrated  
electric oven, stainless steel cooker hood,  
porcelain tiled flooring, vertical blinds,  
radiator



**BEDROOM 1**

12'6" (3.81m) x 8'6" (2.59m)

Storage cupboards, vertical blinds, radiator  
(Wardrobe negotiable)



**BEDROOM 2**

10'2" (3.10m) x 8'4" (2.54m)

Vertical blinds, radiator  
(Wardrobe negotiable)

**BATHROOM**

WC, hand basin, large walk-in shower enclosure, combi shower with rainfall fitting, UPVC ceiling, decorative clad walls, downlighters



**EXTERNAL**

**GARAGE**

**GARDENS**

**GENERAL**

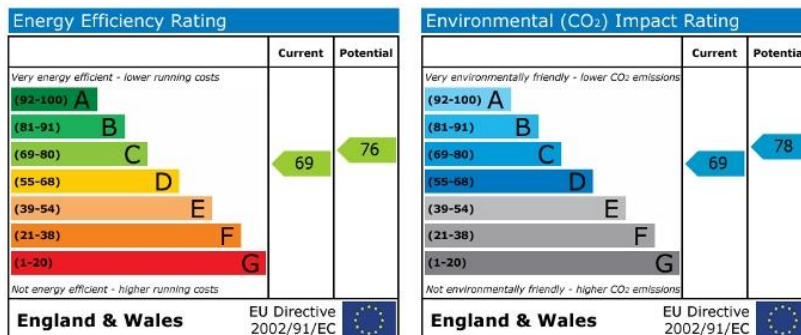
**VIEWING**

In block

Rear garden with raised decked seating area

Burglar alarm, loft part boarded

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. 8906/12/10/20-1