

EMMATT



RUNDLE

ESTATE AGENTS

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**3 PICKTREE TERRACE, CHESTER-LE-STREET  
DH3 3ST**

3 Bed Town House \* Central Location \* Garage & Large Parking Area

**£164,950**  
(OIRO)

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## DESCRIPTION

A spacious three bedroom town house which has been tastefully altered and improved providing high quality accommodation that has retained much of its period charm. There are a number of attractive features in this generously proportioned family home including a lounge and separate dining room with period fireplaces, well-appointed cottage style kitchen with many integrated appliances, UPVC conservatory, overlooking an enclosed area with summerhouse and paving, master bedroom with cast iron fireplace, luxury bathroom with full suite in white and a Douglas James shower pod, garage and gardens to rear together with parking for three vehicles or caravan.

## TENURE

Freehold

## DIRECTIONS

From the north end of Front Street turn right at the Market Place traffic lights, travel over the next mini roundabout earring to the left and the property is on the right-hand side.

## GROUND FLOOR

### VESTIBULE

Original hardwood door with glass

### ENTRANCE HALL

Radiator in decorative cover

### LOUNGE

15'8" (4.78m) x 14'4" (4.37m)

Bay window with wood shutter blinds, feature fire surround with cast iron fireplace & tiled inlay, picture rail, wall lights, deep coved ceilings, radiator, divider doors to dining room



### SEPARATE DINING ROOM

12'11" (3.94m) x 11'10" (3.61m)

Storage & understair cupboard, built-in dresser, dado rail, coved ceilings, double radiator, UPVC door to conservatory

### UPVC CONSERVATORY

19'8" (5.99m) x 6'5" (1.96m)

Ceramic tiled floor with underfloor heating, energy efficient roof, French doors to rear





### KITCHEN

11'1" (3.38m) x 10'9" (3.28m)

A full range of cottage style wall & base units, granite work surfaces, Belfast sink, professional oven & hob, integrated fridge/freezer, integrated dishwasher, under unit lighting, tile laminate flooring, roller blind, radiator in decorative cover

### FIRST FLOOR

#### LANDING

Large landing area with built-in storage unit

#### BEDROOM 1

12'8" (3.86m) x 12'1" (3.68m)

Cast iron fireplace, picture rail, wooden shutter blind, double radiator



#### BEDROOM 3

#### BEDROOM 2

11' (3.35m) x 10'10" (3.30m)

Built-in wardrobes, picture rail, radiator

Built-in bed, wardrobes & drawers, wooden shutter blind

#### BATHROOM/WC

Suite in white, bath with centre taps, WC, hand basin in vanity unit, large Douglas James shower pod with mood lighting and steamer for essential oils, brick tiled splashbacks, towel radiator



**EXTERNAL**

**GARAGE**

21' (6.40m) x 8'3" (2.51m)  
To rear with up & over door, wrought iron gates to triple car or caravan parking

**GARDEN**

Garden to front with tree & hedging, rear garden area with patio, apple tree, artificial grass, sun canopy & summer house, additional garden area accessed through wrought iron gates

**GENERAL**

Carpets & blinds included, loft part boarded, Velux window, loft ladder, re-roofed 4 years ago. EPC rating D

**VIEWING**

By Appointment with Agent



**3 Picktree Terrace**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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