

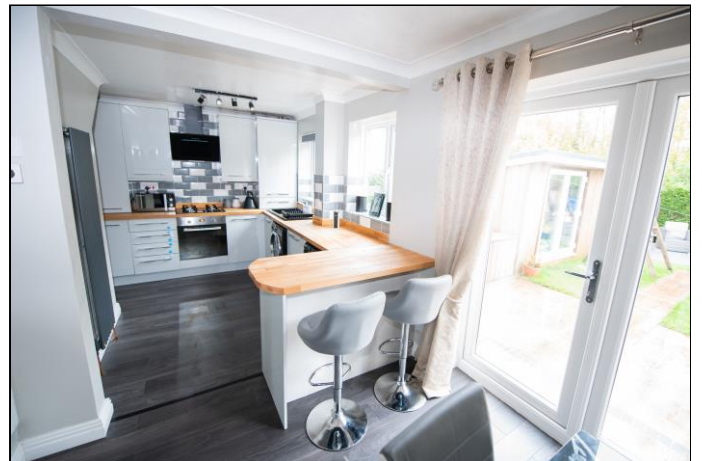
EMMATT



RUNDLE

ESTATE AGENTS

71 Front Street, Chester-le-Street, DH3 3BJ * 0191 3889393 * sales@emmatt-rundle.co.uk



**6 HAZEL LEIGH, GREAT LUMLEY, CHESTER-LE-ST.
DH3 4NL**

3 Bed Semi * Backing onto Small Copse * Large Family Bathroom

£169,950

DESCRIPTION

A superbly appointed three bedroom semi-detached house backing onto a small copse on this popular development. The property has been tastefully altered and improved to a high standard with a spacious living area leading to a well-appointed kitchen dining room, three double bedrooms, superbly appointed large family bathroom, garage and block paved driveway providing ample parking together with a private rear garden featuring composite summer house and spa in composite enclosure. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

TENURE

Freehold

DIRECTIONS

From the south end of Front Street turn left at the roundabout onto Ropery Lane, continue over two roundabouts and take the next right turn onto Back Lane, continue on and around the sharp left bend leading to Front Street and take the third right onto Hazel Leigh and the property is on the left.

GROUND FLOOR

PORCH

Composite door

LOUNGE

16' (4.88m) x 10'10" (3.30m)

Designer radiator, vertical blinds



KITCHEN/DINING ROOM

19'6" (5.94m) x 7'5" (2.26m)

A range of wall & base units, beech block worksurfaces, integrated gas hob & electric oven, cooker hood, plumbed for washer, tiled splashbacks, wood laminate floor, two vertical designer radiators, French doors leading to garden



FIRST FLOOR

BEDROOM 1

12'01" (3.68m) x 8'5" (2.57m)

Fitted wardrobes, vertical blinds, radiator



BEDROOM 2

9'9" (2.97m) x 8'6" (2.59m)

Radiator



BEDROOM 3

9'7" (2.92m) x 8'6" (2.59m)

Radiator

BATHROOM

10'9" (3.28m) x 7'9" (2.36m)

Suite in white, corner bath with waterfall mixer tap, hand basin in vanity unit & mixer tap, low level WC, large shower cubicle, chrome combi shower with rainfall fitting, vanity mirror, designer towel radiator, fully ceramic tiled walls & floor, roller blinds, UPVC ceiling



EXTERNAL

GARAGE

Up & over door

PARKING

Block paved double driveway

GARDENS

Private rear garden backing onto a small copse with patio, decked area, lawn, composite summer house & spa in composite enclosure

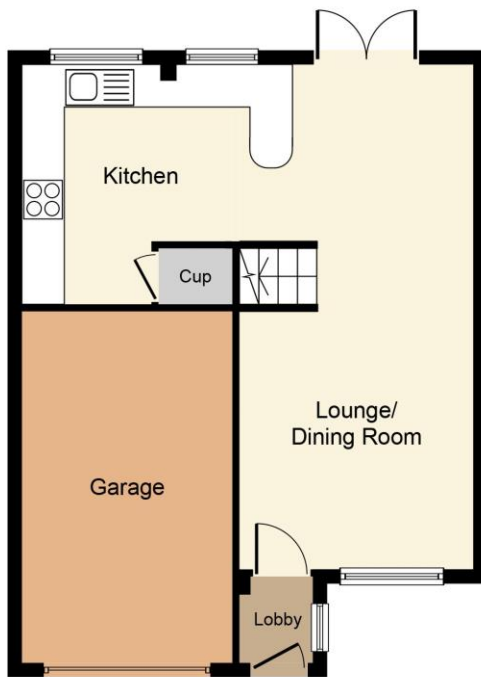


GENERAL

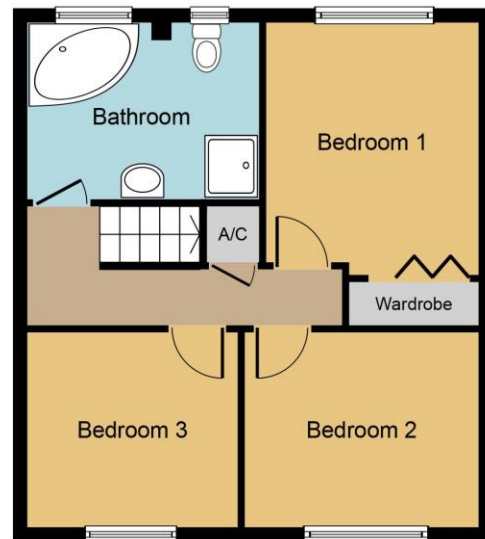
Carpets & blinds included. EPC rating D

VIEWING

By appointment with agent



Ground Floor



First Floor

6 Hazel Leigh

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.
Copyright V360 Ltd 2020 | www.houseviz.com

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.
8917/2/11/20-1