

EMMATT



RUNDLE

ESTATE AGENTS

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**18 REDESDALE ROAD, WALDRIDGE PARK, C-L-S
DH2 3HS**

2 Bed GF Flat * Enclosed South Facing Garden * Garage * Long Lease

£89,950
(OIRO)

DESCRIPTION

A two bedroom ground floor flat on a superb site in this sought-after development, with the advantage of an extended long lease and a well-stocked enclosed garden enjoying a sunny southerly aspect. There are a number of attractive features including spacious lounge with French doors leading to garden, well-appointed kitchen and bathroom, master bedroom with fitted wardrobes, together with a brick built garage close at hand to the rear. The property benefits from a gas central heating via combi boiler and UPVC double glazing.

TENURE

Leasehold

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 Waldrige Road, turn left at the next roundabout, at the mini roundabout turn left, take the third left turn onto Dunstan Close and then immediately right, the rear of the property is at the end of the cul-de-sac.

ENTRANCE HALL

Composite door, two storage cupboards & understair cupboard, wood laminate flooring, radiator

LOUNGE

14'3" (4.34m) x 10'7" (3.23m)

French doors with decorative shutters leading to garden, wood laminate flooring, radiator



KITCHEN

A range of wall & base units, co-ordinating work surfaces, stainless steel sink unit, mixer tap, gas hob & electric oven, cooker hood, plumbed for washer, venetian blind, radiator

BEDROOM 1

12'4" (3.76m) x 9'8" (2.95m)

A range of fitted wardrobes & dressing table, wood laminate floor, venetian blind, radiator





BEDROOM 2

8'7" (2.62m) x 6'5" (1.96m)

Oak laminate flooring, venetian blind,
radiator

BATHROOM

Suite in white, WC & hand basin in vanity unit,
bath with mixer tap & hand shower, tiled
splashbacks, ceramic tiled floor, chrome
towel radiator, roller blind



EXTERNAL

GARAGE

Brick built garage to rear, up & over door



GARDEN

Well-stocked enclosed front garden with
lawn & stone paved patio

VIEWING

By appointment with agent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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