

EMMATT



RUNDLE

ESTATE AGENTS

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**8 COVERLEY, GREAT LUMLEY, CHESTER-LE-STREET  
DH3 4LS**

2 Bed Semi Bung \* Sought After Area \* Conservatory \* South Aspect

**£145,000**  
(OIRO)

## DESCRIPTION

A two bedroom semi-detached property situated near to the entrance of this popular development within this sought after village. The property has a number of attractive features including spacious lounge with doors leading to UPVC conservatory, rear garden enjoying a sunny southerly aspect, fully refurbished bathroom, two double bedrooms, together with a long driveway providing parking for several vehicles leading to garage. There is the benefit of gas central heating and UPVC double glazing.

## TENURE

Freehold

## DIRECTIONS

From the south end of Front Street turn left at the Ropery Lane Roundabout onto Ropery Lane, continue over two roundabouts and take the next right turn onto Back Lane, turn first left onto Sandbach and take a left then immediately right onto Coverley.

## ENTRANCE HALL

UPVC door, radiator

## LOUNGE

15'11" (4.85m) x 12'1" (3.68m)

Living flame gas fire in feature fire, radiator, doors leading to conservatory



## UPVC CONSERVATORY

11'8" (3.56m) x 6'8" (2.03m)

Tilt & slide door leading to garden, tiled flooring

## KITCHEN

A range of wall & base units, co-ordinating work surfaces, stainless steel sink unit, mixer tap, tiled splashbacks, plumbed for washer, venetian blind, UPVC door to rear





**BEDROOM 1**

14' (4.27m) x 9' (2.74m)

A range of fitted wardrobes, vertical blinds, radiator

**BEDROOM 2**

10' (3.05m) x 9'3" (2.82m)

Vertical blinds, radiator



**BATHROOM**

Fully refurbished, large shower cubicle with electric shower, WC & hand basin in range of vanity units, fully tiled, extractor fan, chrome towel radiator

**EXTERNAL**

**GARAGE**

16'7" (5.05m) x 8'11" (2.72m)

Up & over door, power & light

**PARKING**

Long driveway providing off-road parking for several vehicles leading to garage

**GARDENS**

Low maintenance well-stocked front garden.  
Private & well-stocked garden to rear enjoying sunny southerly aspect



**GENERAL**

Burglar alarm, carpets & blinds included

**VIEWING**

By appointment with agent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	76   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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