

EMMATT



RUNDLE

ESTATE AGENTS

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**11 SANDRINGHAM WAY, ROSEBERRY PK., NEWFIELD
DH2 2FE**

3 Bed Town House * South Facing Garden * Affordable Housing Scheme

£117,950
(OIRO)

DESCRIPTION

A spacious and superbly appointed town house with three double bedrooms available under the Affordable Housing Scheme, therefore advertised at 30% less than it's current market value, making it an ideal purchase for first time buyers and people trying to get onto the housing ladder. The property is well-situated on this popular Persimmons development and has been tastefully redecorated and improved by the vendors.

There are a number of attractive features including a spacious living area, ground floor cloakroom, superbly fitted kitchen/dining room with many integrated appliances and French doors leading to a low maintenance garden enjoying a sunny southerly aspect. The property has two double bedrooms and a bathroom to the first floor and a very spacious master bedroom to the second floor. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

TENURE

Leasehold

DIRECTIONS

From the north end of Front Street, turn left at the market place traffic lights and continue over the roundabout, continue on this road and take the next right turn heading towards Newfield, take the fourth right onto Sandringham Way, take the second left turn and the property is on the left hand side.

GROUND FLOOR

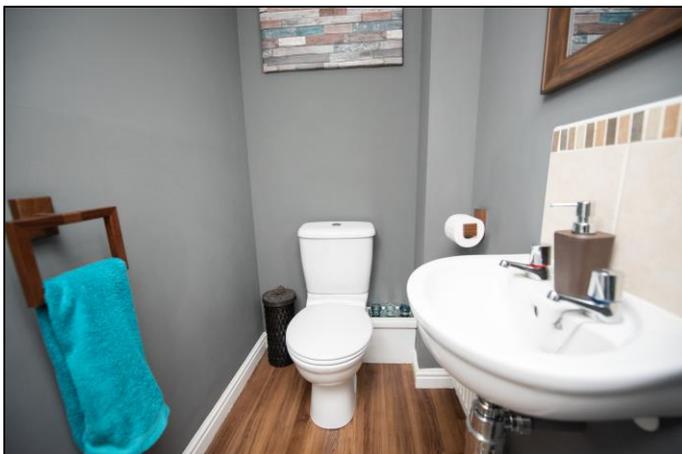
ENTRANCE PORCH

Composite door, radiator

LOUNGE

15' (4.57m) x 11'10" (3.61m)

Storage cupboard, radiator



INNER HALL

Leading to kitchen/dining room

CLOAKROOM

WC, hand basin, tiled splashbacks, radiator

KITCHEN/DINING ROOM

11'10" (3.61m) x 8'11" (2.72m)

A range of wall & base units in white, beech block worksurfaces, integrated electric oven & gas hob, stainless steel sink unit, mixer tap, plumbed for washer, French doors to rear garden, downlighters, radiator



FIRST FLOOR



BEDROOM 2

12' (3.66m) x 11'10" (3.61m)

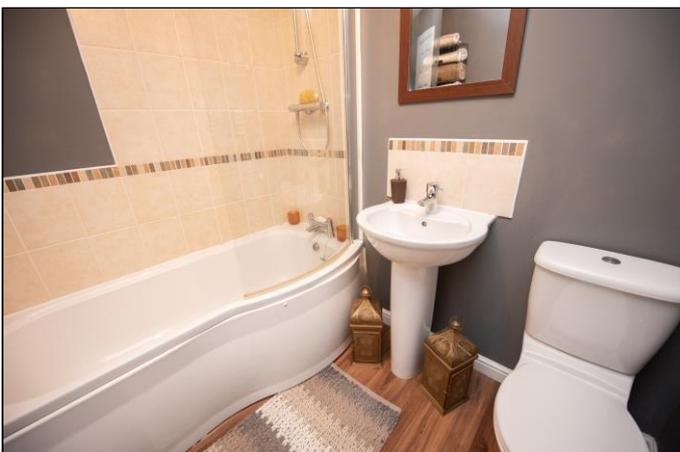
Roman blind, radiator



BEDROOM 3

11'10" (3.61m) x 7'10" (2.39m)

Roman blinds, radiator



BATHROOM

Suite in white, WC, hand basin with mixer tap, chrome combi shower over bath, shower screen, ceramic tiled splashbacks, extractor fan, radiator

SECOND FLOOR

BEDROOM 1

19'4" (5.89m) x 8'6" (2.59m)
Fitted wardrobes and drawers, three
Velux windows, radiator



EXTERNAL

PARKING

Two designated parking spaces to rear

GARDENS

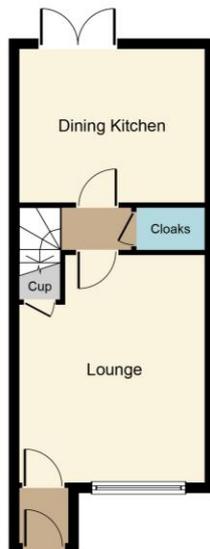
Lawned forecourt garden to the front.
Low maintenance rear garden enjoying a
southerly aspect, with artificial grass,
patio with built-in seating area & outdoor
lighting.

GENERAL

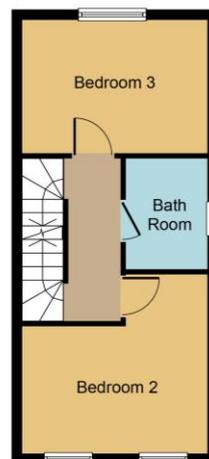
Carpets & blinds included. EPC rating B

VIEWING

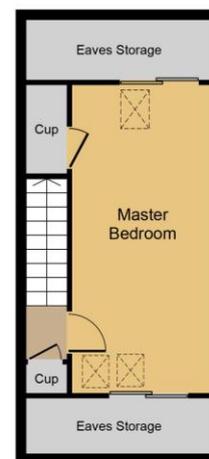
By appointment with agent



Ground Floor



First Floor



Second Floor

11 Sandringham Way

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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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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