

EMMATT



RUNDLE

ESTATE AGENTS

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**4 WESTRAY, GARDEN FARM, CHESTER-LE-STREET
DH2 3HF**

Large 3 Bed Link * South Facing Garden * Garage * Utility & GF WC

£169,950

(OIRO)

DESCRIPTION

A spacious three bedroom house which is well situated in a small cul-de-sac within this popular development enjoying a pleasant aspect to front. The property has been updated and improved to a high standard with a number of attractive features including large lounge with feature fireplace and large bay window, separate dining room with French doors to garden, superbly appointed kitchen and bathroom, rear garden enjoying a southerly aspect, three generously proportioned bedrooms, large utility room with additional WC and garage with remote powered door. There is the benefit of gas central heating via recently installed Worcester Greenstar combi boiler, recently installed UPVC double glazing and solar panels providing free electricity during the day.

TENURE

Leasehold – Originally 999 years when built.

DIRECTIONS

From the south end of Front Street take the fourth exit at the Ropery Lane roundabout, at the next roundabout turn left onto West Lane, turn left at the second mini roundabout, continue on this road as it takes a sharp bend to the right onto Grasmere Road, continue on this road taking the seventh right onto Kinloch Court, take the first left onto Westray and the rear of the property is on the right.

GROUND FLOOR

ENTRANCE HALL

Composite door, staircase with glass balustrade, radiator

LOUNGE

17'8" (5.38m) x 13' (3m)

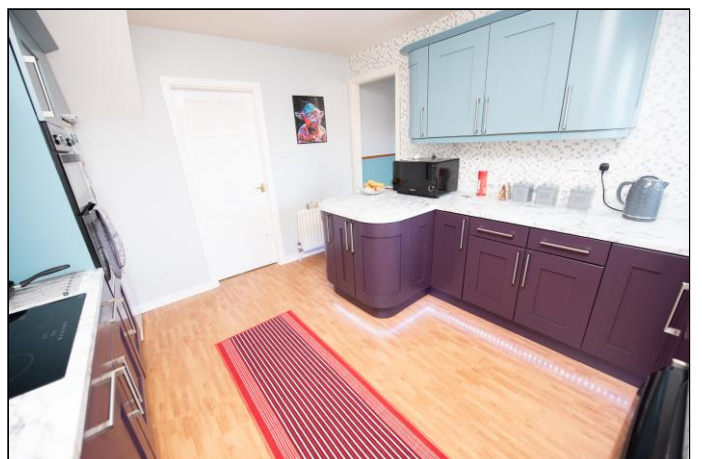
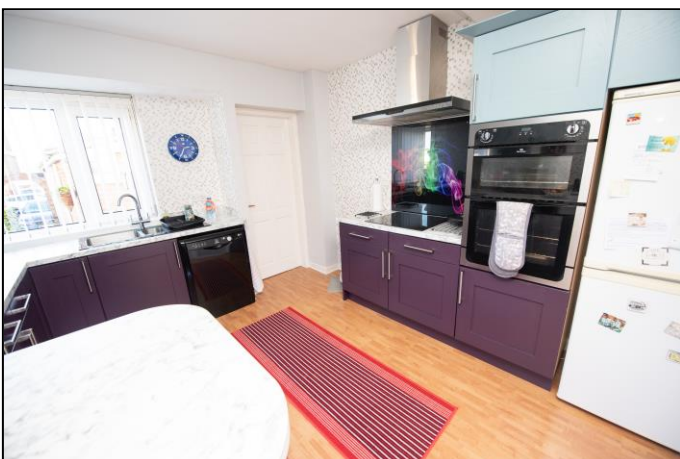
Feature fire & fireplace, large 'Georgian bar' style bay window, radiator



KITCHEN

12'5" (3.73m) x 11' (3.35m)

Range of wall & base units, co-ordinating worksurfaces, 1½ bowl sink unit with mixer tap, integrated induction hob & double oven, cooker canopy, laminate flooring, kickspace lighting, vertical blinds, radiator





SEPARATE DINING ROOM

10'10" (3.30m) x 9'10" (3m)

French doors to garden, laminate flooring, dado rail, radiator

REAR HALL

Composite door

UTILITY ROOM/WC

WC, wall & base units, plumbed for washer

FIRST FLOOR

BEDROOM 1

12'11" (3.94m) x 11'3" (3.43m)

Oak door, radiator



BEDROOM 2

14'2" (4.32m) x 10'9" (3.28m)

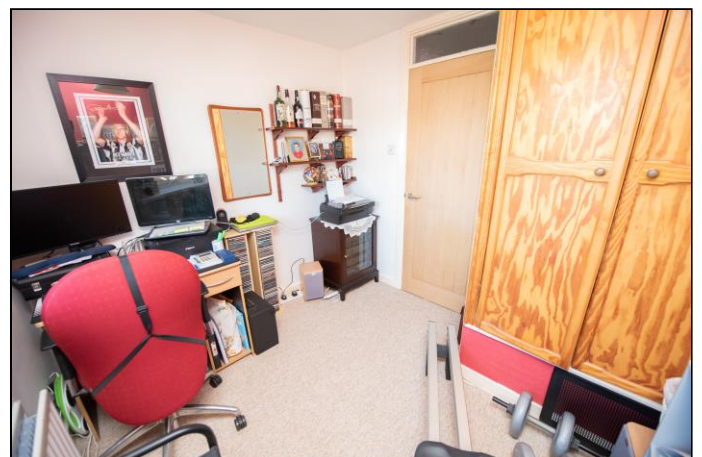
Oak door, radiator



BEDROOM 3

8'10" (2.69m) x 8' (2.44m)

Oak door, radiator





BATHROOM

WC & hand basin in truffle wood vanity units, thermostatic shower with rainfall fitting over 'L' shaped bath, shower screen, ceramic tiled walls & floor, underfloor heating, UPVC ceiling, downlighters, illuminated mirror, chrome towel radiator

EXTERNAL

GARAGE

Remote powered 'Gliderol' roller door, power & light

GARDENS

Large lawned front garden facing open green area. Private enclosed rear garden enjoying southerly aspect with block paved patio, lawn, plants & shrubs

GENERAL

Carpets & blinds included, loft part boarded with ladder. Solar panels providing free day time electricity. EPC rating B.

VIEWING

By appointment with agent



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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