

EMMATT



RUNDLE

ESTATE AGENTS

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**CRAIGLEITH, 26 STATION ROAD, PENSHAW, H-L-S  
DH4 7JX**

2 Bed Semi Bung \* Large Plot \* Separate Dining Room \* Garage

**£189,950**  
(OIRO)

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## DESCRIPTION

A two bedroom traditionally built semi-detached bungalow situated on a large corner plot in this popular area. The property is well-presented throughout and has a number of attractive features including spacious lounge, large separate dining room with French doors leading to garden, well-appointed kitchen & bathroom, two generous bedrooms, utility room, block paved driveway and garage, together with extensive well-stocked front & side garden with decked seating area enjoying a sunny aspect. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

## TENURE

Freehold

## ENTRANCE PORCH

UPVC door

## ENTRANCE HALL

UPVC door, radiator, delft rack

## LOUNGE

17'6" (5.33m) x 12'1" (3.68m)

Feature fire, bay window, vertical blinds, dado rail, coved ceiling, double doors leading to separate dining room



## SEPARATE DINING ROOM

16'2" (4.93m) x 12'8" (3.86m)

Feature fire & fireplace, built-in storage, French doors leading to garden, vertical blinds, dado rail, coved ceiling, radiator

## KITCHEN

A range of wall & base units in duck egg finish, cooker hood, integrated electric oven & hob, stainless steel sink unit, mixer tap, ceramic tiled floor & splashbacks, roller blind, UPVC clad ceiling, downlighters, radiator





**BEDROOM 1**

12'4" (3.76m) x 11'5" (3.48m)

A range of fitted wardrobes, vertical blinds, radiator

**BEDROOM 2**

9'11" (3.02m) x 7'10" (2.39m)

Roller blind, radiator



**BATHROOM**

Bath with electric shower over, shower screen, WC, hand basin in vanity unit, vanity mirror, UPVC clad walls, extractor fan, venetian blind, radiator



**UTILITY ROOM**

UPVC door to garden, worksurface with stainless steel sink unit, UPVC ceiling, downlighters

**EXTERNAL**

**GARAGE**

Powered roller door, power & light

**PARKING**

Wrought iron gates to large block paved driveway providing private off-road parking for several vehicles

## GARDENS

Lawned & well-stocked garden to front. Extensive side garden with decked seating area, well-stocked with plants, trees & shrubs, enjoying a sunny aspect. Lawned rear garden with block paving.



## GENERAL

Carpets & blinds included. EPC rating D

## VIEWING

By appointment with agent



### 26 Station Road

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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