

EMMATT



RUNDLE

ESTATE AGENTS

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**15 YETHOLM AVENUE, CHESTER-LE-STREET  
DH2 2EN**

3 Bed Semi-Detached \* Sought After Area \* Some Updating Required

**£95,000**  
(OIRO)

## DESCRIPTION

A spacious three bedroom semi-detached house in this sought-after area providing easy access to the town centre and local amenities. The property has been priced to reflect the need for refurbishment and is an ideal investment for a buyer looking to make the house their own. There is the advantage of solid fuel central heating and UPVC double glazing.

## TENURE

Freehold

## DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, take the first exit at the next roundabout onto West Lane, continue over two mini roundabouts onto Waldrige Road, take the next right turn onto Second Avenue then take the first left onto Yetholm Avenue.

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, radiator

### LOUNGE

14'11" (4.55m) x 11'5" (3.48m)

Rayburn fire, vertical blinds, radiator



### KITCHEN/DINING ROOM

16'5" (5m) x 10'11" (3.33m)

A range of wall & base units, co-ordinating work surfaces, stainless steel sink unit with mixer taps, vertical blind, two radiators

### UTILITY ROOM

Plumbed for washer

## FIRST FLOOR

### **BEDROOM 1**

12' (3.66m) x 11'5" (3.48m)

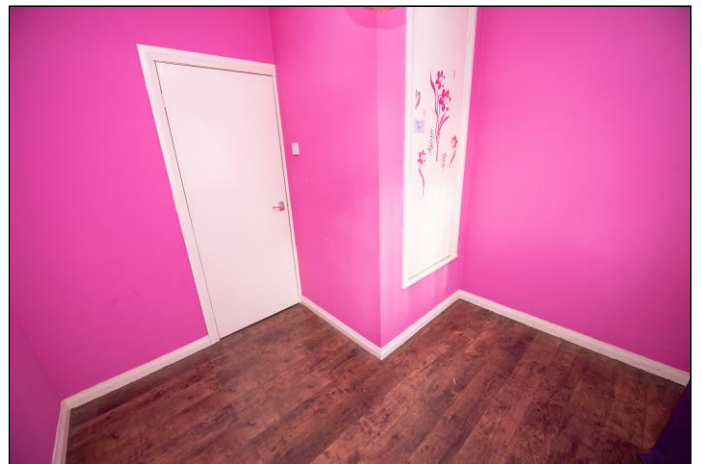
Wardrobes, vertical blind, radiator



### **BEDROOM 2**

11'5 (3.48m) x 10'11" (3.33)

Wardrobes, vertical blind, radiator



### **BEDROOM 3**

9'6" (2.90m) x 8'5" (2.57m)

Wardrobes, vertical blind, radiator



### **BATHROOM**

Bath & hand basin in white, radiator

### **WC**

Separate

**EXTERNAL**

**GARDENS**

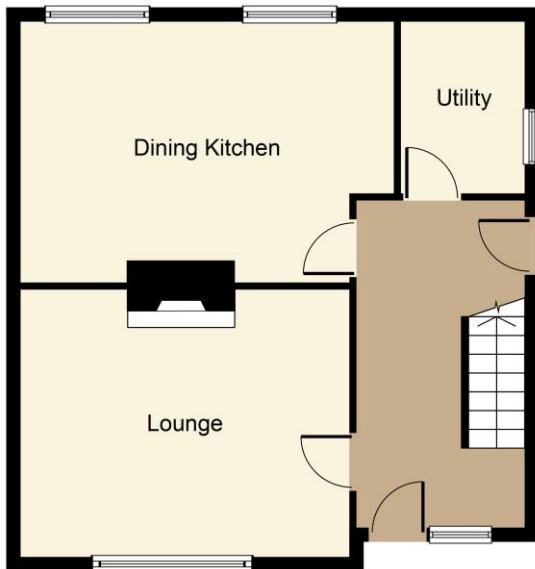
Lawned front garden. Lawned garden to the rear

**GENERAL**

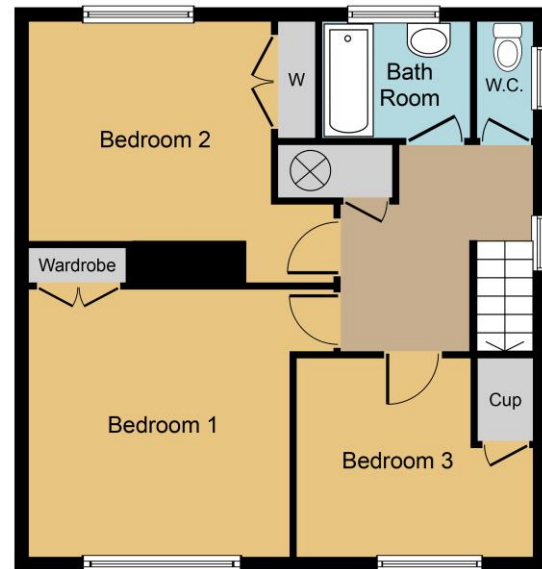
Recently rewired

**VIEWING**

By appointment with agent



**Ground Floor**



**First Floor**

**15 Yetholm Avenue**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	40   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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