

EMMATT



RUNDLE

ESTATE AGENTS

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**52 HAMBLEDON AVENUE, CHESTER-LE-STREET
DH2 3BQ**

3 Bed End Link House * West Facing Rear Garden * Off-Road Parking

£119,950
(OIRO)

DESCRIPTION

A spacious three bedroom end link house situated in this popular area. The property has a number of attractive features including lounge with bay window, well-fitted kitchen dining room with French doors leading to rear, bathroom with full suite in white, together with a west facing rear garden with outbuilding and parking for two vehicles. There is the advantage of gas central heating via combi boiler and UPVC double glazing throughout.

TENURE

Freehold

DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, take the first left at the next roundabout onto West Lane, continue over two mini roundabouts, take the first left onto Cleveland Avenue then right at the crossroads, take the third left turn onto the rear of Hambledon Avenue and the property is on the left hand side.

GROUND FLOOR

ENTRANCE HALL

UPVC door, large storage cupboard, laminate floor, radiator

LOUNGE

15'8" (4.78m) x 13'6" (4.11m)
Fire niche, wood laminate flooring, bay window, venetian blinds, radiator



KITCHEN/DINING ROOM

20'6" (6.25m) x 9'6" (2.90m)
A range of wall & base units in light oak, co-ordinating worksurfaces, stainless steel sink unit, mixer tap, integrated gas hob & electric oven, plumbed for washer & dishwasher, venetian blinds, French doors to rear garden



FIRST FLOOR

BEDROOM 1

13'1" (3.99m) x 8'7" (2.62m)

Full wall-fitted wardrobes, venetian blind, radiator



BEDROOM 2

12' (3.66m) x 9'5" (2.87m)

Venetian blind, radiator

BEDROOM 3

10' (3.05m) x 8'7" (2.62m)

Fitted wardrobe, radiator



BATHROOM

Suite in white, 'L' shaped bath, chrome combi shower over bath with rainfall fitting, shower screen, ceramic tiled walls & floor, vanity mirror, chrome towel radiator

EXTERNAL

PARKING

Wrought-iron gates leading to off-road parking for two cars

GARDENS

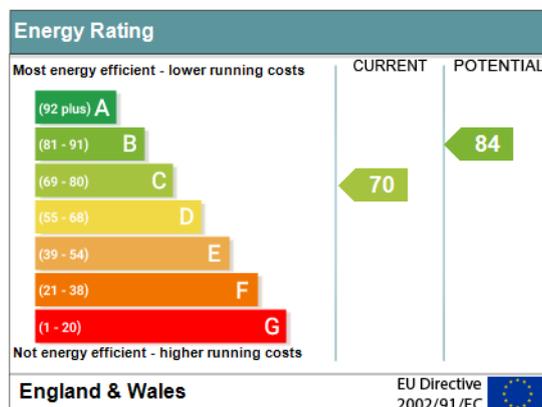
Brick built wall with wrought iron gate leading to front garden. Side access to the rear. Sunny west facing rear garden with parking & outbuilding

GENERAL

Loft part boarded with ladder, carpets & blinds included

VIEWING

By appointment with agent



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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