

EMMATT



RUNDLE

ESTATE AGENTS

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**8 ULLSWATER ROAD, GARDEN FARM, C-L-S  
DH2 3HG**

Extended 4 Bed Semi \* West Facing Garden \* Additional Shower Room

**£210,000**

(OIRO)

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## DESCRIPTION

A spacious four bedroom semi-detached house which is well-situated in this sought-after area enjoying a sunny westerly aspect to the rear. The property has a number of attractive features including extension to rear providing garden room with patio doors to garden, together with well-appointed kitchen, family bathroom, GF WC, and extension over garage forming extra bedroom and separate shower room. There is the advantage of gas central heating via combi boiler and UPVC double glazing throughout.

## TENURE

Leasehold – Benefiting from an extremely long lease of originally 999 years

## DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, pass the Esso station and take the first exit at the next roundabout onto West Lane, turn left at the second mini roundabout, continue on this road as it bends sharply to the right onto Grasmere Road, take the second turn onto Ullswater Road and the property is on the right hand side

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, storage cupboard, radiator

### LOUNGE

13'11" (4.24m) x 12'6" (3.81m)

Stone fireplace, vertical blinds, radiator, doors to dining room



### DINING ROOM

11'1" (3.38m) x 9'10" (3m)

Radiator

### GARDEN ROOM

10'6" (3.20m) x 7'4" (2.24m)

Patio doors to rear garden, vertical blinds, wall lights



### KITCHEN

14' (4.27m) x 8'10" (2.69m)

A range of wall & base units, co-ordinating worksurfaces, 1½ bowl stainless steel sink unit, mixer tap, cooker hood, integrated dishwasher & fridge, ceramic tiled floor, tiled splashbacks roller blinds, radiator



Belfast sink, plumbed for washer, Baxi boiler, UPVC door to garden

### UTILITY ROOM

### CLOAKROOM

WC, hand basin, radiator, UPVC cladding, extractor fan

### FIRST FLOOR



### BEDROOM 1

12'4" (3.76m) x 10'11" (3.33m)

Vertical blinds, radiator

### BEDROOM 2

11'2" (3.40m) x 10'11" (3.33m)

Radiator



### BEDROOM 3

10'11" (3.33m) x 7'4" (2.24m)

Fitted wardrobes, vertical blinds, radiator



### SHOWER ROOM

10'3" (3.12m) x 7'3" (2.21m)

Large shower cubicle, hand basin & WC in vanity unit, vertical blinds, UPVC clad ceiling, part tiled walls, downlighters, radiator



### BEDROOM 4

8'11" (2.72m) x 7'11" (2.41m)

Fitted cupboard, vertical blinds, radiator



### BATHROOM

8' (2.44m) x 7'11" (2.41m)

WC & hand basin in vanity units, bath with shower over, linen cupboard, bathroom cabinet, part tiled walls, roller blind, radiator

### EXTERNA

#### GARAGE

Large driveway to garage with ample parking, garage with power & light

#### GARDENS

Lawned garden to front. West facing garden with lawn, well-stocked borders & shed

#### GENERAL

Loft boarded for storage with ladder & light, carpets & blinds included

#### VIEWING

By appointment with agent



Ground Floor



First Floor

8 Ullswater Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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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