

EMMATT



RUNDLE

ESTATE AGENTS

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**47 KINGSMERE, CHESTER-LE-STREET
DH3 4DD**

2 Bed Semi Bung * Low Maintenance Garden * Full Refurbished
(EPC RATING E)

£199,950
(OIRO)

DESCRIPTION

A superbly appointed two bedroom semi-detached bungalow which has been recently refurbished to an extremely high standard throughout. The property is well-situated on this sought-after residential area at the northern end of town providing easy access to local amenities, bus routes and traffic interchanges. There are a host of attractive features including a spacious lounge with bay window and a high spec kitchen with integrated oven, hob & microwave together with dishwasher, fridge and freezer.

The bungalow also features a luxurious bathroom with large walk-in shower cubicle, two double bedrooms, and a long garage with utility area. The enclosed private rear garden has been landscaped and features a raised decked area, patios and raised beds to provide an attractive outside space whilst still providing easy maintenance. There is the benefit of a recently installed gas central heating system via combi boiler and UPVC double glazing.

TENURE

Leasehold – Benefitting from a long lease of originally 999 years

DIRECTIONS

From the north end of Front Street continue through the market place traffic lights, over the mini roundabout and onto Newcastle Road, drive straight through the large junction onto North Road, take the left turn before the old railway bridge onto Kingsmere, follow the road as it bends to the left then as it bends right and the property is on the left hand side.

ENTRANCE HALL

Composite door, laminate flooring, radiator

LOUNGE

17'7" (5.36m) x 12' (3.66m)

Modern wall mounted feature fire, laminate flooring, bay window, radiator



KITCHEN

11'6" (3.51m) x 8'8" (2.64m)

Full range of wall & base units, co-ordinating worktops, integrated electric hob, oven & microwave, 1½ bowl stainless steel sink unit, mixer tap, integrated fridge freezer & dishwasher, stainless steel cooker hood, laminate flooring, downlighters, brick tiled splashbacks, designer radiator

INNER HALL

Laminate floor

BEDROOM 1

15'2" (4.62m) x 9' (2.74m)
Radiator



BEDROOM 2

12'3" (3.73m) x 7'10" (2.39m)
Radiator

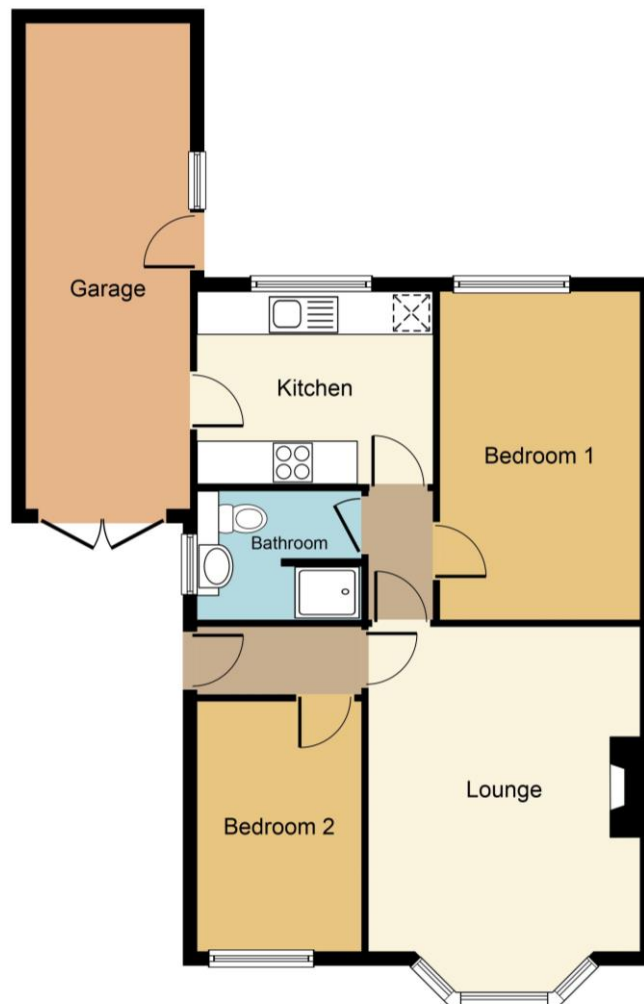
BATHROOM

Large walk-in shower cubicle, chrome combi shower with rainfall fitting, low level WC & hand basin in vanity unit with storage, mixer tap, fully tiled, extractor fan, downlighters, chrome towel radiator, shaver point



EXTERNAL

GARAGE	21'10" (6.65m) x 8'1" (2.46m) Power & light
UTILITY AREA	To rear of garage, plumbed for washer
PARKING	Long driveway to front for ample off-road parking
GARDENS	Low maintenance garden to front. Low maintenance rear garden with block paved patio, decked seating area & outside tap
GENERAL	Carpets & blinds included. Long lease of originally 999 years. (EPC rating E)
VIEWING	By appointment with agent



47 Kingsmere

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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