

EMMATT



RUNDLE

ESTATE AGENTS

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**37 NETHERTON CLOSE, WALDRIDGE PARK, C-L-S
DH2 3SP**

2 Bed End Link * Popular Area * South Westerly Rear Garden

£119,950
(OIRO)

DESCRIPTION

A two bedroom end link house which is well-situated in this popular cul-de-sac within this sought after development. The property is well-presented throughout and has a number of attractive features including spacious lounge through dining room, recently updated kitchen, two double bedrooms, bathroom in white, together with large enclosed rear garden enjoying a sunny south westerly aspect and garage to rear. There is the benefit of gas central heating via combi boiler and UPVC double glazing.

TENURE

Freehold

DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, at the next roundabout turn left onto West Lane, continue to the third roundabout, turn right onto Whitehill Way then first left onto Netherton Close, turn left and the property is on the right hand side.

GROUND FLOOR

ENTRANCE PORCH

UPVC door

LOUNGE/DINING ROOM

19'10" (6.05m) x 11'10" (3.61m)
Spacious open plan lounge/dining room, modern feature fireplace, spindle staircase, vertical blinds, two radiators



KITCHEN

11'9" (3.58m) x 7'10" (2.39m)

A range of units in high gloss white, co-ordinating granite effect worksurfaces, stainless steel sink unit, mixer tap, wall mounted combi boiler, plumbed for washer, tiled splashbacks, roller blind, radiator, UPVC door leading to rear garden



FIRST FLOOR

BEDROOM 1

11'9" (3.58m) x 9' (2.74m)

Radiator



BEDROOM 2

11'8" (3.56m) x 9'7" (2.92m)

Storage cupboard, radiator



BATHROOM/WC

Suite in white, tiled splashbacks, roller blind, radiator

EXTERNAL

GARAGE

In block to rear, up & over door



GARDENS

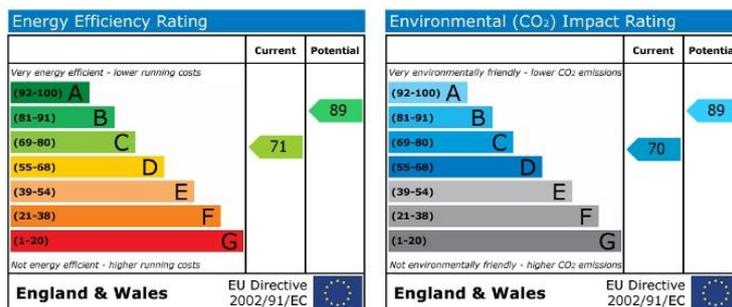
Lawned garden to front & side gate with path leading to rear garden. Long enclosed rear garden enjoying a sunny south westerly aspect with lawn, patio & apple tree

GENERAL

Carpets & blinds included

VIEWING

By appointment through Emmatt Rundle



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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