

EMMATT



RUNDLE

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**ELM COTTAGE, CO-OPERATIVE STREET, C-L-S
DH3 3EX**

2 Bed Semi * Town Centre Location * South Facing Garden * GF WC

£139,950

(OIRO)



DESCRIPTION

A spacious, two bedroom semi-detached house situated in the heart of town offering easy access to shops, schools and local amenities. The property has been improved to a high standard and is well-presented throughout.

There are a number of attractive features including an additional ground floor WC, spacious lounge, dining room with patio doors leading to the rear garden, superbly appointed kitchen with an integrated oven and hob, two double bedrooms, together with a low maintenance garden to rear enjoying a sunny southerly aspect and a driveway to front providing off-road parking. The property benefits from gas central heating via combination boiler and UPVC double glazing.

TENURE

Freehold

DIRECTIONS

On coming into Chester-le-Street from Newcastle via Birtley, continue over the Market Place traffic lights onto Front Street, pass the right turning for South Burns and the turning for Ashley Terrace and take the next right turn onto Co-operative Street.

GROUND FLOOR

ENTRANCE PORCH

UPVC door, radiator

CLOAKROOM

WC, hand basin, extractor fan, radiator

ENTRANCE HALL

Spindle staircase

LOUNGE

14'7" (4.44m) x 14'1" (4.29m)

Feature fireplace, wood laminate flooring, radiator



DINING ROOM

10'7" (3.23m) x 6'7" (2.01m)

Laminate flooring, radiator, patio doors to rear garden

KITCHEN

A full range of wall & base units in buttermilk finish, co-ordinating granite finish worksurfaces, sink unit, tiled splashbacks, integrated oven & hob, plumbed for washer, extractor fan, venetian blind



FIRST FLOOR

BEDROOM 1

12'7" (3.84m) x 9'5" (2.87m)

Fitted wardrobes, venetian blind, radiator



BEDROOM 2

14'7" (4.44m) x 9'2" (2.79m)

Twin windows with venetian blinds, radiator



BATHROOM/WC

Suite in white, electric shower over bath, shower screen, WC, hand basin, ceramic tiled walls, extractor fan, venetian blind, radiator



EXTERNAL

PARKING

Driveway to front providing off-road parking

GARDENS

Block paved to front, side access, low maintenance garden to rear with patio & outside tap



GENERAL

Carpets & blinds included, burglar alarm

VIEWING

By Appointment with Emmatt Rundle

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	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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