

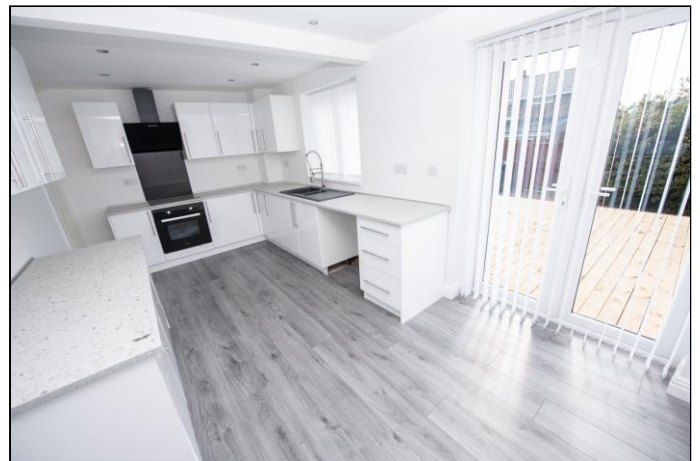
EMMATT



RUNDLE

ESTATE AGENTS

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**17 LILAC GROVE, HILDA PARK, CHESTER-LE-STREET  
DH2 2LR**

3 Bed Link \* Sought After Area \* Recently Refurbished Throughout

**£130,000**

## DESCRIPTION

A three bedroom house situated in a cul-de-sac within this sought after development. The property has been recently refurbished throughout by the vendor and is ready for occupation. There are a number of attractive features including a spacious lounge, kitchen/dining with a full range of units, integrated oven and hob and French doors to the rear garden enjoying a sunny southerly aspect, superbly appointed bathroom together with a brick-built garage. The property benefits from gas central heating system via a recently installed combination boiler, UPVC double glazing, a retiled roof and rewiring.

## TENURE

Freehold

## DIRECTIONS

from the north end of Front Street continue over the Market Place traffic lights heading toward Birtley, at the mini roundabout turn left onto Pelaw Bank, continue up and over the bank and take the fourth street turning (ignore the smaller turnings) onto Elmway, turn second right onto Cherry Tree Road then first left onto Lilac Grove.

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, radiator



### LOUNGE

13'6" (4.11m) x 13' (3.96m)

Feature fire, wood laminate flooring, vertical blind, radiator



### KITCHEN/DINING ROOM

16'11" (5.16m) x 8'10" (2.69m)

A range of wall & base units, single drainer sink unit with flexible mixer taps, co-ordinating granite effect work surfaces, integrated oven & hob, cooker hood, storage cupboard, downlighters, wood laminate flooring, radiator, French doors to garden

**FIRST FLOOR**

**BEDROOM 1**

12'1" (3.68m) x 10'5" (3.17m)

Vertical blind, radiator



**BEDROOM 2**

10'5" (3.17m) x 9' (2.74m)

Storage cupboard, vertical blind, radiator



**BEDROOM 3**

9'1" (2.77m) x 6'2" (1.88m)

Vertical blind, radiator



**BATHROOM/WC**

Suite in white, chrome combination shower with rainfall fitting over bath, shower screen, handbasin in vanity unit, decorative tiled walls & flooring, UPVC ceiling with downlighters, extractor fan, radiator

EXTERNAL

GARAGE

In block

GARDENS

Low maintenance garden to front,  
garden to rear with large decked area

GENERAL

Carpets & blinds included

VIEWING

By Appointment with Agent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E		
21-38	F	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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