

EMMATT



RUNDLE

ESTATE AGENTS

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**18 YORK TERRACE, CHESTER-LE-STREET
DH3 3NA**

3 Bed Large Corner Semi * Town Centre Location * Sep. Dining Room

£179,950

DESCRIPTION

A three bedroom semi-detached house on a large corner site in this sought-after area providing easy access to the town centre, Riverside Park, transport links and local amenities. The property has been extended and improved to provide generously proportioned, family sized accommodation.

There are a number of attractive features including a spacious lounge with living flame fire, separate dining room, large kitchen/breakfast room, three good sized bedrooms, well-appointed bathroom together with well-stocked gardens to three sides. There is the benefit of gas central heating via combination boiler and UPVC double glazing.

TENURE

Freehold

DIRECTIONS

From the south end of front Street continue over the Ropery Lane roundabout heading toward Durham, take the second left turn onto York Terrace.

GROUND FLOOR

ENTRANCE HALL

Composite door, spindle staircase, under stair cupboard, radiator

LOUNGE

13'7" (4.14m) x 13' (3.96m)

Feature fireplace with marble inlay & hearth, vertical blind, radiator



SEPARATE DINING ROOM

11'9" (3.58m) x 9'6" (2.90m)

Arch from lounge, vertical blind, radiator

KITCHEN/BREAKFAST ROOM

18'6" (5.64m) x 7'6" (2.29m)

A full range of wall & base units, coordinating worksurfaces, inset sink bowl with mixer tap, cooker hood, integrated dishwasher, plumbed for washer, tiled splashbacks, stone tiled flooring, roller blind, radiator



FIRST FLOOR



BEDROOM 1

13'2" (4.01m) x 10'7" (3.23m)

A range of fitted wardrobes & bridging unit, vertical blind, radiator

BEDROOM 2

12'1" (3.68m) x 9'6" (2.90m)

Storage cupboard, vertical blind, radiator



BEDROOM 3

10'1" (3.07m) x 9'7" (2.92m)

Storage cupboard, vertical blind, radiator



BATHROOM

Suite in white, chrome combi shower over bath, WC, hand basin in vanity unit, vanity lighting, roller blind, radiator



GARDENS

Low maintenance garden to front, Extensive lawned & well-stocked side garden with plants, shrubs & stone circle patio, well-stocked garden to rear with plants, shrubs & large storage shed/greenhouse

GENERAL

Carpets & blinds included, loft ladder to loft for storage

VIEWING

By Appointment with Emmatt Rundle

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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. 9018/1/10/21-1