

EMMATT



RUNDLE

ESTATE AGENTS

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**12 CALEDONIA, GREAT LUMLEY, CHESTER-LE-ST.
DH3 4LR**

3 Bed Semi-Detached * South Facing Garden * Garage & Driveway

£169,950

DESCRIPTION

A three bedroom semi-detached house situated on a large end plot within this popular village. The property provides large family sized living accommodation and three double bedrooms. There are a number of attractive features including open plan lounge with patio doors, private rear garden enjoying a sunny southerly aspect, spacious dining room, well-fitted kitchen, together with long driveway and garage providing parking for several vehicles. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

TENURE

Freehold

DIRECTIONS

From the south end of Front Street take the first exit at the roundabout onto Ropery Lane, continue over the next two roundabouts onto Lumley New Road, take the first right onto Back Lane, continue on this road and take the first left then immediately right onto Sandbach, take the first left onto Runnymede, take the second left onto Balmoral and the entrance to the driveway & garage is on the right hand side.

GROUND FLOOR

PORCH

UPVC door



LOUNGE

24'2" (7.37m) x 9'7" (2.92m)

Feature fireplace, wall lights, patio doors to garden, open plan staircase

DINING ROOM

14' (4.27m) x 8'6" (2.59m)

Laminate flooring, radiator



KITCHEN

10'6" (3.20m) x 8' (2.44m)

A range of wall & base units, co-ordinating worksurfaces, stainless steel sink unit, mixer tap, integrated hob & oven, cooker hood, plumbed for washer & dishwasher, wine rack, tiled splashbacks, radiator, UPVC door to garden



FIRST FLOOR



BEDROOM 1

14'3" (4.34m) x 9'9" (2.97m)

A range of fitted wardrobes & dresser, laminate flooring, radiator

BEDROOM 2

14'3" (4.34m) x 8'2" (2.49m)

A range of fitted wardrobes & dresser, roller blind, radiator



BEDROOM 3

9'1" (2.77m) x 7'8" (2.34m)

Storage cupboard, roller blinds, radiator

BATHROOM

Suite in white, shower over bath, hand basin, part tiled walls, radiator

WC

Separate



EXTERNAL

GARAGE

Up & over door, power & light, door to rear leading to rear garden

PARKING

Long driveway to side for off-road parking

GARDEN

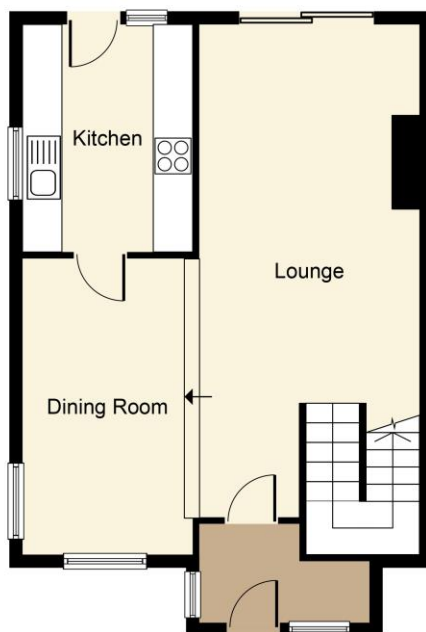
Low maintenance front garden. Long lawned side garden. Enclosed well-stocked rear garden enjoying a sunny southerly aspect with lawn & patio

GENERAL

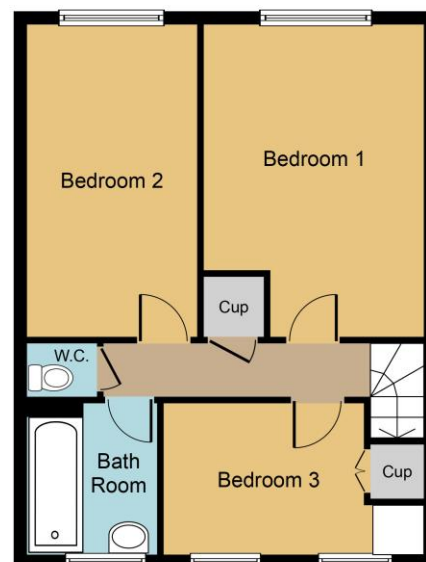
EPC rating C

VIEWING

By appointment through Emmatt Rundle



Ground Floor



First Floor

12 Caledonia

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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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. 9019/6/10/21-2