

EMMATT



RUNDLE

ESTATE AGENTS

71 Front Street, Chester-le-Street, DH3 3BJ \* 0191 3889393 \* sales@emmatt-rundle.co.uk



---

**114 PICKTREE LODGE, CHESTER-LE-STREET  
DH3 4DL**

3 Bed Det Bungalow \* South Westerly Garden \* Garage & Long Drive

**£320,000**

---

## DESCRIPTION

A rare opportunity to purchase one of the few detached bungalows of this style and size on this sought after development. The property is situated on a large private site with long driveway and large gardens enjoying a sunny south westerly aspect to rear. The bungalow has been priced to reflect the need for upgrading and offers the purchaser scope to develop it to their own specification. There is the benefit of gas central heating and UPVC double glazing.

## TENURE

Leasehold

## DIRECTIONS

From the north end of Front Street continue through the market place traffic lights, over the mini roundabout onto Newcastle Road, continue straight over the large junction towards Birtley, at the roundabout turn right onto Vigo Lane take the fifth right turn onto Picktree Lodge, take the fourth left turn and the property is at the end of the cul-de-sac.

## ENTRANCE VESTIBULE

6'2" (1.88m) x 5'10" (1.78m)

## ENTRANCE HALL

11'11" (3.63m) x 6'2" (1.88m)  
Airing cupboard, storage cupboard,  
radiator

## LOUNGE

29'7" (9.02m) x 18'4" (5.59m)  
Feature fireplace & fire, bow window,  
wall lights, radiator



## THROUGH DINING ROOM

Narrows to 10'6" (3.20m)  
Patio doors to garden, vertical blinds, radiator





**KITCHEN**

12' (3.66m) x 11' (3.35m)

Range of wall & base units, co-ordinating worksurfaces, stainless steel sink unit, mixer tap, oven & hob, radiator

**UTILITY ROOM**

Plumbed for washer, radiator

**ADDITIONAL WC**

WC, hand basin

**BEDROOM 1**

14' (4.27m) x 12'2" (3.71m)

Mirrored wardrobes, bow window, radiator



**BEDROOM 2**

11' (3.35m) x 10'8" (3.25m)

Fitted wardrobes, bow window, radiator

**BEDROOM 3**

14'7" (4.44m) x 6'2" (1.88)

Radiator





**BATHROOM**

Full suite in white, separate shower cubicle with thermostatic shower, bath, WC, hand basin, radiator

**EXTERNAL**

**DOUBLE GARAGE**

18'8" (5.69m) x 15'3" (4.65m)

**PARKING**

Long driveway, providing parking for several vehicles

**GARDENS**

Large lawned garden to front. Large well-stocked gardens to rear and side enjoying south westerly aspect, with matures trees and bushes

**GENERAL**

Carpets & blinds included. EPC rating D

**VIEWING**

By appointment with Emmatt Rundle



**114 Picktree Lodge**

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.  
Copyright V360 Ltd 2021 | www.houseviz.com

**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.  
9024/13/11/21-1

