

EMMATT



RUNDLE

ESTATE AGENTS

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**23 FELLWAY, PELTON FELL, CHESTER-LE-ST.
DH2 2BY**

3 Bed Semi-Detached * Enclosed Rear Garden * Driveway * GF WC

£169,950

DESCRIPTION

A three bedroom semi-detached house which is well presented throughout on a prominent site in this popular area. The property offers spacious family sized accommodation and the garage has been converted to provide an additional day room. There are a number of attractive features including additional ground floor WC, separate dining room with French doors to garden, well appointed kitchen, utility room together with three generous bedrooms, the master having an en-suite bathroom. There is the benefit of gas central heating & UPVC double glazing.

TENURE - Freehold

DIRECTIONS

From the north end of Front Street take the left turn at the market place traffic lights, continue over the roundabout and straight onto Pelton Fell Road, passing Abbey Vets and up the slight incline, take the next left turn onto Dovecote Drive, then the second left and immediately turn right onto Fellway & the property is on the left hand side.

GROUND FLOOR

PORCH

Composite door



LOUNGE

17'11"(5.47m) x 11'8"(3.56m)
Feature Fireplace & fire, oak laminate flooring, wall lights, radiator

ARCH TO DINING ROOM

11'11"(3.62m) x 10'6"(3.21m)
Spindle staircase, UPVC French doors to garden
radiator in decorative covers



DAYROOM

16'6"(5.03m) x 7'4"(2.24m)
Storage cupboard, laminate flooring,
radiator



KITCHEN

Full range of wall & base units with walnut finish worksurfaces & upstands integrated gas hob & electric oven, brushed steel cooker canopy, stainless steel sink unit with mixer tap, oak laminate flooring, downlighters, radiator



UTILITY ROOM

Composite door to garden, plumbed for washer

CLOAKROOM

WC, hand basin

FIRST FLOOR



BEDROOM 1

14'1" (4.28m) x 8'9" (2.67m)
Range of fitted wardrobes & bridging unit, radiator

EN-SUITE

WC & hand basin in white, shower cubicle with chrome thermostatic shower, vanity unit, part tiled walls, extractor fan, radiator



BEDROOM 2

10' (3.05m) x 10' (3.05m)
Fitted wardrobes, bridging units, radiator

BEDROOM 3

9'9"(2.96m) x 7'11"(2.40m)

Oak laminate flooring, radiator



FAMILY BATHROOM

Suite in white, shower screen & shower over bath, part tiled walls, bathroom cabinet, extractor fan, radiator



EXTERNAL

GARDENS

Lawned garden to front with well-stocked borders. Enclosed rear garden with patio, large decked area, low maintenance artificial grass, decorative boarders, garden shed



PARKING

Long driveway to front

GENERAL

Carpets included. EPC rating C

VIEWING

By appointment through Emmatt Rundle

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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