

EMMATT



RUNDLE

ESTATE AGENTS

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**73 PELAW CRESCENT, SOUTH PELAW, CLS
DH2 2HX**

3 Bed Semi-Detached * Large Lawned Garden * Popular Area

£130,000

DESCRIPTION

A three bedroom semi-detached house which is well situated in this sought-after area offering easy access to the town centre, schools and local amenities. The property has been competitively priced to reflect the need for some updating and offers generously proportioned family sized accommodation. There is the benefit of gas central heating and UPVC double glazing throughout.

TENURE - Freehold

DIRECTIONS

From the north end of Front Street continue over the market place traffic lights, turn left at the mini roundabout and over Pelaw Bank, travel through the traffic lights and then take the second right onto Conyers Avenue, take the first left onto Pelaw Crescent and the property is on the right-hand side.

GROUND FLOOR

ENTRANCE HALL

UPVC door



LOUNGE

13'8" x 13'3" (4.17m x 4.04m)
Living flame gas fire, radiator

KITCHEN/DINING ROOM

Range of wall & base units, co-ordinating worksurfaces, stainless steel sink unit, mixer tap, breakfast bar, slot-in cooker, plumbed for washer, vertical blinds, radiator



FIRST FLOOR

BEDROOM 1

13'2" x 10'11" (4.01m x 3.33m)

Vertical blind, radiator



BEDROOM 2

12'8" x 9'6" (3.86m x 2.90m)

Vertical blind, radiator

BEDROOM 3

10'7" x 9'7" (3.23m x 2.92m)

Vertical blind, radiator



BATHROOM

Full suite in white, WC, hand basin, bath, separate shower, roller blind, radiator



EXTERNAL

GARDEN

Large lawned rear garden, garden shed, outside tap



GENERAL

Carpets & blinds included

VIEWING

By appointment with 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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