

EMMATT



RUNDLE

ESTATE AGENTS

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**38 GLANTON CLOSE, WALDRIDGE PARK, C-L-S  
DH2 3SW**

2 Bed Upper Flat \* Enclosed Rear Garden \* Garage in Block

**£82,000**  
(OIRO)

## DESCRIPTION

A two bedroom upper flat on a superb site in this sought-after cul-de-sac offering easy access to transport links and Chester-le-Street town centre. The property has a pleasant aspect to front and the benefit of an enclosed garden to rear, garage in a separate block, gas central heating via combi boiler and double glazing.

## TENURE

Leasehold – The vendor is in the process of obtaining a long lease extension

## DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, turn left at the next roundabout onto West Lane, continue over the two mini roundabouts onto Waldrige Road, turn right at the next roundabout then take the first right onto Glanton Close.

## ENTRANCE HALL

Storage cupboard, radiator



## LOUNGE

14'3" (4.34m) x 10'9" (3.28m)

Laminate flooring, picture window with pleasant aspect, vertical blind, radiator

## KITCHEN

A range of wall & base units in white, co-ordinating worksurfaces, stainless steel sink unit, slot-in cooker, plumbed for washer, laminate flooring, vertical blind, radiator



## BEDROOM 1

12'3" (3.73m) x 9'8" (2.95m)

Fitted wardrobes, radiator

**BEDROOM 2**

10'2" (3.10m) x 8'8" (2.64m)

Radiator



**BATHROOM**

Full suite, combi shower over bath, fully tiled walls, roller blind

**GARDEN**

Enclosed garden to the rear



**GENERAL**

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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