

EMMATT



RUNDLE

ESTATE AGENTS

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



**46 BOWMONT WALK, WALDRIDGE PARK, C-L-S  
DH2 3JB**

3 Bed Mid-Link Villa \* Southerly Aspect to Rear \* Off-Road Parking

**£128,500**

## DESCRIPTION

A three bedroom mid-link villa situated on an attractive site in this popular development, enjoying a sunny southerly aspect to rear. The property is well presented throughout with a number of attractive features including spacious open plan lounge, well appointed kitchen/dining room with integrated oven & hob, bathroom with full suite in white, private enclosed rear garden enjoying the sunny aspect together with driveway providing off-road parking. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

## TENURE

Freehold

## GROUND FLOOR

### ENTRANCE PORCH

UPVC door, laminate flooring



### LOUNGE

14'8" (4.47m) x 13'7" (4.14m)

Open plan staircase, laminate flooring, vertical blind, radiator

### KITCHEN/DINING ROOM

14'8" (4.47m) x 11'4" (3.45m)

A range of wall & base units, co-ordinating worksurfaces, integrated hob & electric oven, cooker hood, stainless steel sink unit, mixer tap, plumbed for washer, storage cupboard laminate flooring, UPVC door to rear



## FIRST FLOOR



### BEDROOM 1

11'6" (3.51m) x 8'4" (2.54m)

Fitted wardrobes, laminate flooring, vertical blind, radiator





**BEDROOM 2**

10'9" (3.28m) x 6'7" (2.01m)

Laminated flooring, vertical blind, radiator

**BEDROOM 3**

7'9" (2.36m) x 7'8" (2.34m)

Laminate flooring, vertical blind, radiator



**BATHROOM**

Full suite in white, shower & shower screen over bath, additional hand shower UPVC ceiling, downlighters, ceramic tiled floor & walls, towel radiator

**EXTERNAL**

**PARKING**

Driveway to rear

**GARDENS**

Block paved frontage. Enclosed low maintenance block paved garden enjoying a sunny southerly aspect



GENERAL

Blinds included

VIEWING

By appointment with Emmatt Rundle

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.  
9052/9/2/22-1

