

EMMATT



RUNDLE

ESTATE AGENTS

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**6 BUTTERMERE CLOSE, GARDEN FARM, C-L-S  
DH2 3DN**

3 Bed Semi \* Enclosed Garden \* GF WC \* Conservatory \* Attic Storeroom

**£197,000**

## DESCRIPTION

A spacious three bedroom semi-detached house situated in a small cul-de-sac on this sought-after development which has been altered, updated and improved to a very high standard by the vendors. The property offers open plan & family sized accommodation with a number of attractive features including lounge with fire nice & oak mantle, spacious kitchen/dining room with island breakfast bar, UPVC conservatory, utility room with additional WC, well-appointed bathroom with separate shower cubicle, enclosed rear garden, double driveway leading to garage, together with staircase leading to attic storeroom. There is the benefit of gas central heating via combi boiler and UPVC double glazing.

**TENURE** Leasehold – Benefitting from an extremely long lease of originally 999 years

## DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, at the next roundabout turn left onto West Lane, turn left at the second mini roundabout, continue past the Spar shop and take the second left turn onto Rydal Road and take the first left onto Buttermere Close.

## GROUND FLOOR

### ENTRANCE HALL

Composite door, spindle staircase, understair cupboard, oak laminate flooring, radiator

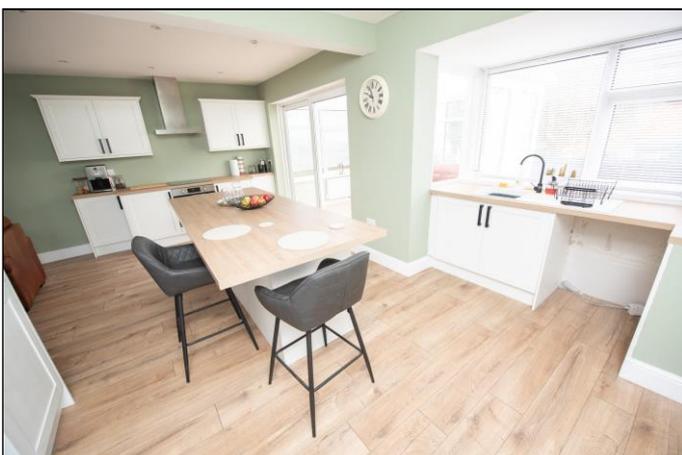


### LOUNGE

13'10" (4.22m) x 12'7" (3.84m)  
Fire nice, solid oak mantle, light oak laminate flooring, venetian blinds, radiator

### KITCHEN/DINING ROOM

19'3" (5.87m) x 10'11" (3.33m)  
Superbly appointed, full range of wall & base units, co-ordinating worksurfaces, island breakfast bar, bay window with sink in white & mixer tap, integrated electric oven & hob, stainless steel cooker tower, light oak laminate flooring, venetian blinds, radiator, patio doors to conservatory





### CONSERVATORY

10'7" (3.23m) x 9'2" (2.79m)

Light oak laminate flooring, radiator, venetian blinds on windows, vertical blinds on French doors leading to garden

### UTILITY ROOM

12'9" (3.89m) x 8'5" (2.57m)

Base units, plumbed for washer, stainless steel sink unit, mixer tap, UPVC door to garden

### CLOAKROOM

WC

### FIRST FLOOR

#### BEDROOM 1

12'2" (3.71m) x 10'11" (3.33m)

Venetian blinds, radiator



#### BEDROOM 2

11'3" (3.43m) x 11' (3.35m) at widest

Venetian blind, radiator

#### BEDROOM 3

8'7" (2.62m) x 8' (2.44m)

Venetian blind, radiator





**BATHROOM**

Suite in white, WC, hand basin, corner bath with hand shower & mixer tap, separate shower cubicle with combi shower, ceramic tiled walls, bathroom cabinet, downlighters, chrome towel radiator, roller blind

**LANDING**

Stairs leading to attic storage room

**SECOND FLOOR**

**ATTIC STORAGE ROOM**

Stair access, roof window, eaves storage, large storage cupboard, radiator

**EXTERNAL**

**GARAGE**

Roller door, storage cupboard, power & light

**PARKING**

Double driveway to front

**GARDENS**

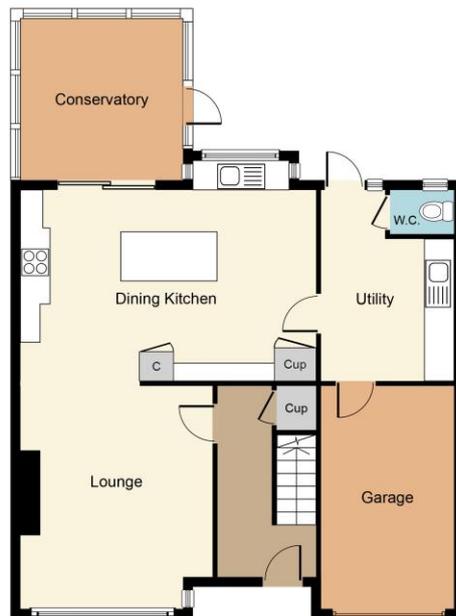
Lawned garden to front. Enclosed rear garden with lawn, patio & garden shed

**GENERAL**

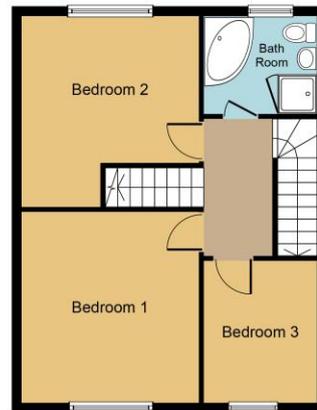
Carpets & blinds included. EPC rating D

**VIEWING**

By appointment with agent



**Ground Floor**



**First Floor**

**6 Buttermere Close**

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.  
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