

EMMATT



RUNDLE

ESTATE AGENTS

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**18 MALVERN AVENUE, CHESTER-LE-STREET
DH2 3BH**

3 Bed Mid Link * Sunny Westerly Aspect * Enclosed Rear Garden

£125,000

DESCRIPTION

A three bedroom family sized home which is well situated in this popular area providing easy access to town, schools and local amenities. The property is well presented throughout and has a number of attractive features including lounge with feature fireplace, spacious kitchen/dining room with professional oven and integrated dishwasher, bathroom in white with combi shower, and enclosed rear garden enjoying a sunny westerly aspect. There is the benefit of gas central heating via combination boiler and UPVC double glazing.

TENURE - Freehold

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 mini roundabout and take second left onto Cleveland Avenue, take next left then fourth right and property is on the right.

GROUND FLOOR

ENTRANCE HALL

Spindle staircase, storage cupboard, UPVC door, radiator

LOUNGE

13'6" (4.11m) x 13'2" (4.01m)

Feature fireplace and fire, laminate flooring, venetian blind, radiator



KITCHEN/DINING ROOM

20'3" (6.17m) x 9'6" (2.90m)

Range of wall & base units with co-ordinating worksurfaces, professional 7 burner range with double oven, stainless steel cooker canopy, integrated dishwasher, stainless steel sink unit, mixer tap, plumbed for washer, breakfast bar, tiled splash backs, laminate flooring, vertical blind, radiator



FIRST FLOOR

BEDROOM 1

13'2" (4.01m) x 10.6" (3.20m)

Roller blind, radiator



BEDROOM 2

12'3" (3.73m) x 9'7" (2.92m)

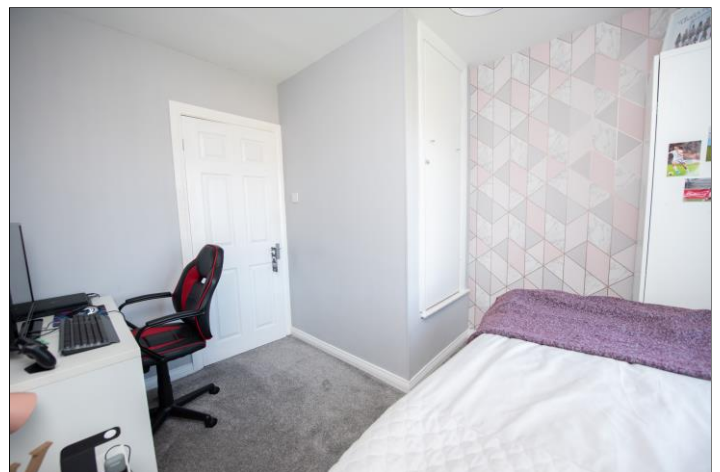
Roller blind, radiator



BEDROOM 3

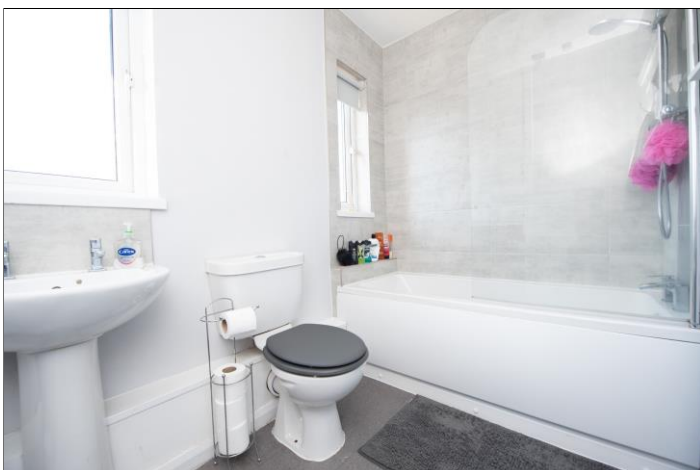
10'1" (3.07m) x 9'7" (2.92m)

Storage cupboard, vertical blind, radiator



BATHROOM

Suite in white, bath with combi shower and shower screen, WC, hand basin, ceramic tiling, linen cupboard, combi boiler, roller blinds, radiator



EXTERNAL

GARDENS

Front garden with fencing. Sunny west facing enclosed rear garden, with lawn, fencing, & outbuildings

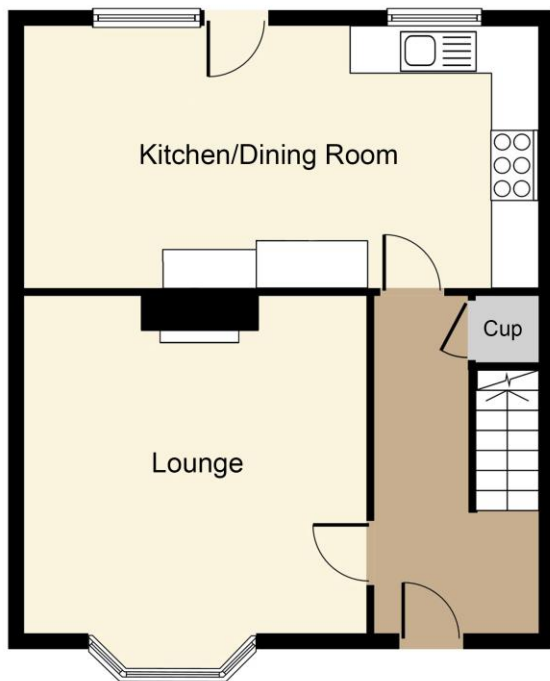


GENERAL

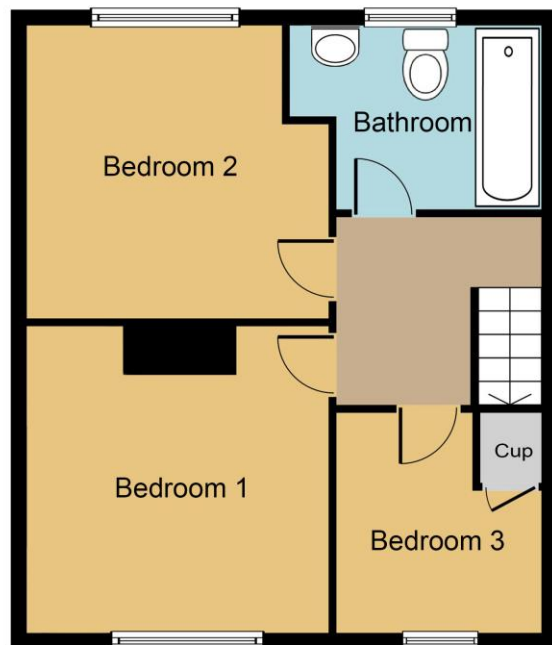
Carpets & blinds included. EPC rating C

VIEWING

By appointment with Emmatt Rundle



Ground Floor



First Floor

18 Malvern Avenue

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. Copyright V360 Ltd 2017 | www.houseviz.com

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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