

EMMATT



RUNDLE

ESTATE AGENTS

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**34 CO-OPERATIVE STREET, CHESTER-LE-STREET
DH3 3EX**

2 Bed Terrace * Central Location * Sep. Dining Room * South Facing Yard

£99,950

DESCRIPTION

A fully refurbished larger style terraced property that provides generously proportioned living accommodation and easy access to the town centre, local amenities and transport links. The property is well presented throughout with a host of attractive features including a large separate dining room, superbly appointed kitchen with many integrated appliances, two double bedrooms, refurbished bathroom, together with a yard to rear enjoying a sunny southerly aspect. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

TENURE

Freehold

DIRECTIONS

On coming into Chester-le-Street from Newcastle via Birtley continue over the Market Place traffic lights onto Front Street, pass the right turning for South Burns and the turning for Ashley Terrace and take the next right turn onto Co-operative Street.

GROUND FLOOR

ENTRANCE PORCH

UPVC door

LOUNGE

13'8" (4.17m) x 10'6" (3.20m)
Venetian blind, radiator



SEPARATE DINING ROOM

13'11" (4.24m) x 13'7" (4.14m)
Spacious open plan, venetian blind,
radiator



KITCHEN

12' (3.66m) x 6'5" (1.96m)

A range of wall & base units in high gloss white, co-ordinating worksurfaces, integrated gas hob & electric oven, integrated dishwasher, stainless steel cooker hood, stainless steel sink unit, mixer tap, tiled splashbacks, plumbed for washer, laminate flooring, solid oak shelving, venetian blinds, radiator, UPVC door to rear



FIRST FLOOR



BEDROOM 1

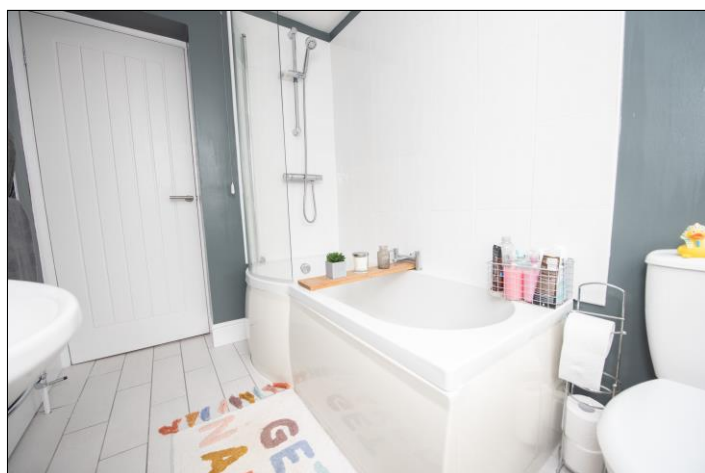
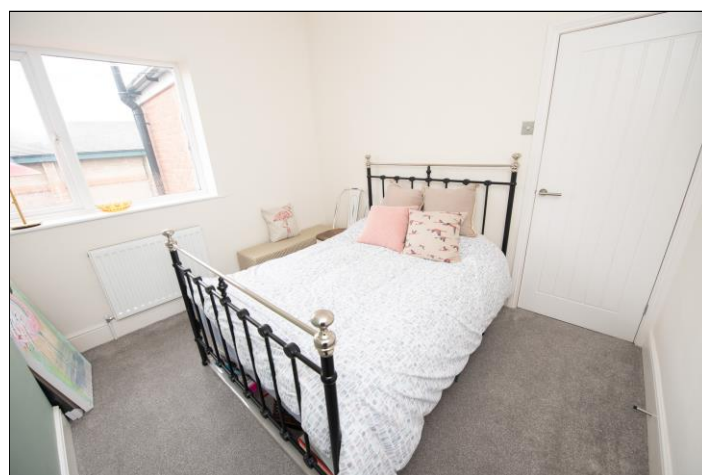
13'8" (4.17m) x 10'6" (3.20m)

Roman blind, radiator

BEDROOM 2

10'8" (3.25m) x 10'3" (3.12m)

Storage cupboard, radiator



BATHROOM

Fully refurbished, full suite in white, combi shower over bath, shower screen, WC, hand basin, chrome towel radiator, ceramic tiled floor & splashbacks

EXTERNAL

GARDENS

Large private rear yard enjoying a sunny southerly aspect

GENERAL

Carpets & blinds included

VIEWING

By appointment with Emmatt Rundle



34 Co-operative Street

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 2022 | www.houseviz.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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. 9061/4/3/22-1