

EMMATT



RUNDLE

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**26 RUNNYMEDE, GREAT LUMLEY, C-L-S  
DH3 4LW**

3 Bed Semi \* Extended & Modernised \* South Facing Garden

**£189,950**



## DESCRIPTION

A three bedroom semi-detached house which has been altered, extended and recently updated to a high standard to provide spacious family sized accommodation. There are a number of attractive features including entrance hall with solid oak spindle staircase, lounge with modern living flame fireplace, large dining room with French doors to side garden, together with an extension forming recently refurbished kitchen with integrated appliances. The property offers a large decked seating area and extensive lawned gardens to rear and side enjoying a sunny southerly aspect. There is the advantage of gas central heating via gas combi boiler and UPVC double glazing throughout.

## TENURE

Freehold

## DIRECTIONS

From the south end of Front Street turn left at the roundabout onto Ropery Lane, continue over two roundabouts and take the next right turn onto Back Lane, take the first left turn onto Sandbach and follow the road to the right and immediately left onto Runnymede, the property is on the right-hand side.

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, oak flooring, oak spindle staircase, radiator



### LOUNGE

12' (3.66m) x 10'4" (3.15m)  
Living flame gas fire, oak flooring,  
venetian blind, downlighters, radiator

### THROUGH DINING ROOM

16'7" (5.05m) x 10'8" (3.25m)  
Oak flooring, downlighters, radiator,  
UPVC French doors to side garden



## KITCHEN

13'2" (4.01m) x 10'10" (3.30m)

Full range of wall & base units in high gloss white, co-ordinating worksurfaces, integrated induction hob & double fan assist oven, black glass angled cooker hood, integrated dishwasher, integrated auto washer, Victorian style radiator, kickspace lighting, venetian blind, UPVC French doors with roller blinds to rear



## FIRST FLOOR

### BEDROOM 1

13' (3.96m) x 9'11" (3.02m)  
Venetian blind, radiator



### BEDROOM 2

9'11" (3.02m) x 9' (2.74m)  
Mirrored wardrobes, storage cupboard, roller blind, radiator

### BEDROOM 3

9'8" (2.95m) x 6'5" (1.96m)  
Fitted wardrobe, roller blind, radiator





### BATHROOM

Fully refurbished bathroom with full suite in white, chrome shower over bath, chrome towel radiator, illuminated bathroom cabinet, downlighters, venetian blind

### EXTERNAL

#### GARAGE & PARKING

Driveway to side for off-road parking leading to large garage

#### GARDENS

Low maintenance front garden. Extensive lawned gardens to rear and side with sunny southerly aspect, decked seating area to rear and garden shed.

#### GENERAL

Oak internal doors throughout, solar panels to rear, carpets & blinds included. Loft boarded, ladder & lights. Council tax band C, EPC rating B

#### VIEWING

By Appointment with Emmatt Rundle



Ground Floor



First Floor

### 26 Runnymede

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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