

EMMATT



RUNDLE

ESTATE AGENTS

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**55 PELAW CRESCENT, SOUTH PELAW, C-L-S
DH2 2HU**

2 Bed Terrace * Long Front Garden * Well-Appointed Kitchen

£85,000

DESCRIPTION

A spacious two bedroom terraced house in a small cul-de-sac within this popular development which is situated close to the town centre providing easy access to shops, schools and transport links. The property has been updated and is well-presented throughout with a number of attractive features including well-appointed kitchen and bathroom, two double bedrooms, together with a large garden to front. There is the benefit of gas central heating via combi boiler and UPVC double glazing.

TENURE

Freehold

DIRECTIONS

From the north end of Front Street continue over the market place traffic lights, turn left at the mini roundabout and over Pelaw Bank, travel through the traffic lights and then take the first right onto Pelaw Crescent, the property is on the left-hand side.

GROUND FLOOR

ENTRANCE HALL

Composite door, radiator



LOUNGE

13' (3.96m) x 12' (3.66m)

Bow window, laminate flooring, vertical blinds, radiator

KITCHEN

16'4" (4.98m) x 6'9" (2.06m)

A range of wall & base units in oak, co-ordinating worksurfaces, integrated oven & hob, stainless steel sink unit, mixer tap, plumbed for washer, laminate flooring, tiled walls, downlighters



BATHROOM

Full suite in white, chrome combi shower over bath, shower screen, WC, pedestal hand basin, fully tiled walls, laminate flooring, illuminated vanity mirror, chrome towel radiator, extractor fan, UPVC ceiling & downlighters



FIRST FLOOR

BEDROOM 1

14'5" (4.39m) x 10'11" (3.33m)

Full wall fitted wardrobes, downlighters, vertical blinds, radiator



BEDROOM 2

10'5" (3.17m) x 10'3" (3.12m)

Range of fitted wardrobes with bridging unit, vertical blinds, radiator

EXTERNAL

GARDENS

Long front garden with patio & lawn.
Enclosed rear garden with storage shed.



GENERAL

Carpets & blinds included. Loft with light & ladder. EPC rating C

VIEWING

By appointment with Emmatt Rundle



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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