

EMMATT



RUNDLE

ESTATE AGENTS

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**15 YETHOLM AVENUE, CHESTER-LE-STREET
DH2 2EN**

3 Bed Semi-Detached * Fully Refurbished * Popular Area

£155,000

DESCRIPTION

A three bedroom semi-detached house which has recently been fully refurbished throughout to a high standard, providing spacious family sized accommodation. The property is situated in a popular area providing easy access to shops, schools and local amenities. There are a number of attractive features including spacious lounge, superbly appointed kitchen/dining room with integrated appliances and French doors to garden, luxurious bathroom with full suite and separate shower cubicle, three good sized bedrooms and large gardens to front and rear. The works undertaken by the vendors include full rewiring, replastering, replacement windows and new heating system via combination gas boiler together with new floor coverings and lighting.

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 two mini roundabouts onto Waldrige Road and property is on the right-hand side.

GROUND FLOOR

ENTRANCE HALL

UPVC door, spindle staircase,
LVT laminate flooring, radiator



LOUNGE

14'11" (4.55m) x 11' (3.35m)
Oak mantle, radiator

KITCHEN/DINING ROOM

21'8" (6.6m) x 10'9" (3.28m)
Large kitchen/dining room with full range of wall & base units in grey finish, coordinating worksurfaces, 1½ bowl sink unit, mixer tap, integrated oven & induction hob, integrated dishwasher, cooker hood, plumbed for washer, LVT laminated flooring, radiator, USB sockets, downlighters, French doors to rear garden



FIRST FLOOR

BEDROOM 1

13' (3.96m) x 11'11" (3.63m)

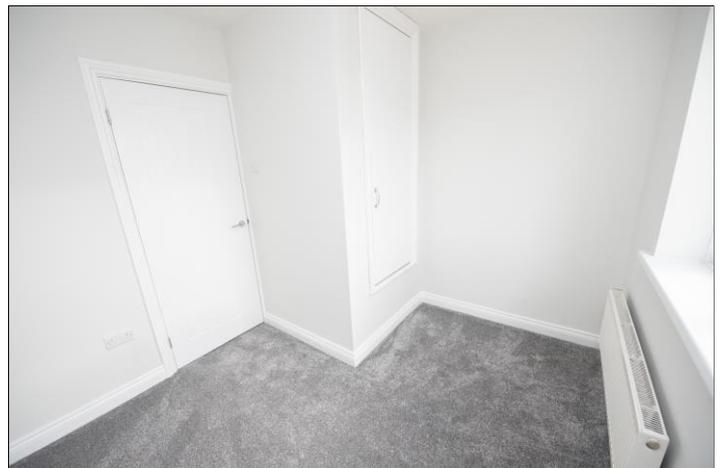
USB socket, radiator



BEDROOM 2

11'3" (3.43m) x 10'10" (3.30m)

USB socket, radiator



BEDROOM 3

9'5" (2.87m) x 8'5" (2.57m)

Storage cupboard, radiator

BATHROOM

Superbly appointed bathroom with full suite in white, bath with mixer tap, hand basin in vanity unit, low level WC, large shower cubicle, combi rainfall shower, chrome towel radiator, tile effect decorative clad walls



EXTERNAL

GARDENS

Lawned garden to front, lawned rear garden with side and rear access



GENERAL

Carpets included. EPC rating C

VIEWING

By appointment with Emmatt Rundle



Ground Floor



First Floor

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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