

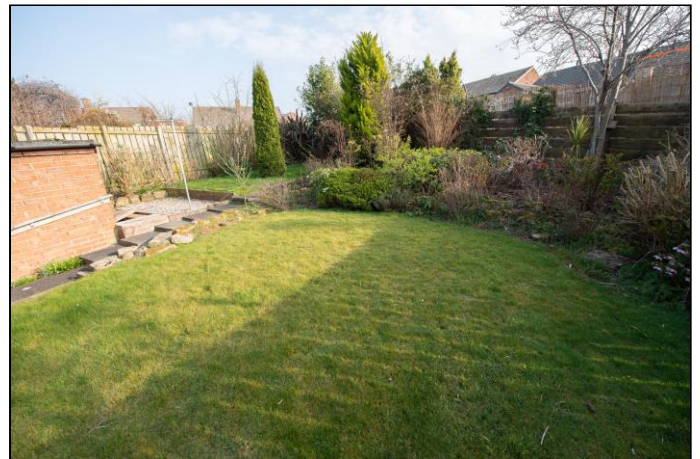
EMMATT



RUNDLE

ESTATE AGENTS

71 Front Street, Chester-le-Street, DH3 3BJ \* 0191 3889393 \* sales@emmatt-rundle.co.uk



**12 COVERLEY, GREAT LUMLEY, CHESTER-LE-ST.  
DH3 4LS**

2 Bed Bungalow \* South Facing Garden \* Garage \* Conservatory

**£150,000**

## DESCRIPTION

A two bedroom semi-detached bungalow situated on a superb plot on the outskirts of this popular development, within this sought-after village. The property is nicely presented throughout and has a number of attractive features including a spacious lounge, UPVC conservatory overlooking a large garden enjoying a sunny southerly aspect, two good sized bedrooms, kitchen with some integrated appliances leading to utility room, well-appointed bathroom, together with a long block paved driveway and large garage. There is the benefit of gas central heating via combi boiler and UPVC double glazing.

## 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 immediately left, take the first right onto Coverley, the property is on the right-hand side.

## ENTRANCE HALL

UPVC door, radiator



## LOUNGE

16'7" (5.05m) x 12'1" (3.68m)  
Feature fireplace & fire with marble hearth, radiator, wall lights, coved ceiling, UPVC door to conservatory

## UPVC CONSERVATORY

10'2" (3.10m) x 6'4" (1.93m)  
Tiled floor, roller blinds, radiator, UPVC door to garden



## KITCHEN

A range of wall & base units in lime oak finish, co-ordinating worksurfaces, integrated gas hob & electric oven, 1½ bowl stainless steel sink unit, plumbed for washer, cooker hood, tile laminate flooring, tiled splashbacks, vertical blinds, radiator, UPVC door to utility room

## UTILITY ROOM

6'4" (1.93m) x 5'6" (1.68m)  
Base units, tiled floor, roller blinds,  
radiator, UPVC door to garden

## BEDROOM 1

15'2" (4.62m) x 9'2" (2.79m)  
Mirrored wardrobes, vertical blinds, radiator



## BEDROOM 2

10'3" (3.12m) x 9'2" (2.79m)  
Vertical blinds, radiator

## BATHROOM

Suite in white, shower cubicle with combi shower,  
WC & hand basin, tiled splashbacks, vertical blinds,  
radiator



## EXTERNAL

### LARGE GARAGE

Up & over door

### PARKING

Long block paved driveway providing  
ample off-road parking

### GARDENS

Well-stocked & lawned front garden with  
outside tap. Large well-stocked & lawned  
rear garden enjoying a sunny southerly  
aspect

GENERAL

Solar panels, burglar alarm

VIEWING

By appointment with Emmatt Rundle



### 12 Coverley

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](http://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.  
9068/25/3/22-1