

EMMATT



RUNDLE

ESTATE AGENTS

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**24 CONYERS ROAD, SOUTH PELAW, C-L-S  
DH2 2HE**

3 Bed Semi-Detached \* Large Rear Garden \* Kitchen/Dining Room

**£125,000**

## DESCRIPTION

A three bedroom semi-detached house situated in this popular area providing easy access to the town centre. The property offers spacious family-sized living accommodation and has been priced to reflect the need for some updating and is ideal for an investor or a buyer looking to make the house their own. There is the advantage of large well-stocked gardens and has 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, take the second right onto Pelaw Square, take the third left onto Conyers Road and the property is on the right-hand side.

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, spindle staircase, understair cupboard, radiator



### LOUNGE

13'7" (4.14m) x 13'1" (3.99m)

Living flame fire in feature fireplace, venetian blind, radiator

### KITCHEN/DINING ROOM

20'6" (6.25m) x 9'6" (2.90m)

A range of wall & base units with co-ordinating worksurfaces, stainless steel sink unit, mixer tap, tiled splashbacks, venetian blinds, radiator, UPVC door to garden



## FIRST FLOOR

### **BEDROOM 1**

13'1" (3.99m) x 13' (3.96m)

Storage cupboard, venetian blind, radiator



### **BEDROOM 2**

12'5" (3.78m) x 9'6" (2.90m)

Radiator



### **BEDROOM 3**

9'10" (3m) x 9'8" (2.95m)

Storage cupboard, venetian blind, radiator



### **BATHROOM**

Walk-in shower cubicle with electric shower, WC & hand basin, tiled splashbacks, roller blind, radiator

## EXTERNAL

### GARDENS

Well-stocked garden to front with mature tree.  
Large well-stocked rear garden with lawn, patio,  
storage outbuildings with WC

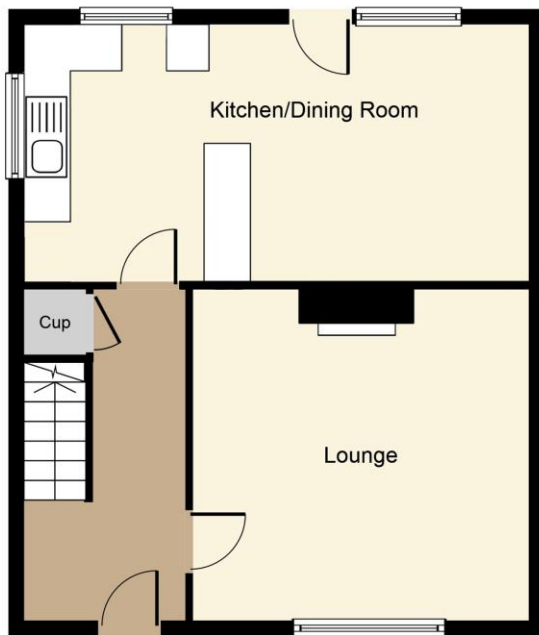


### GENERAL

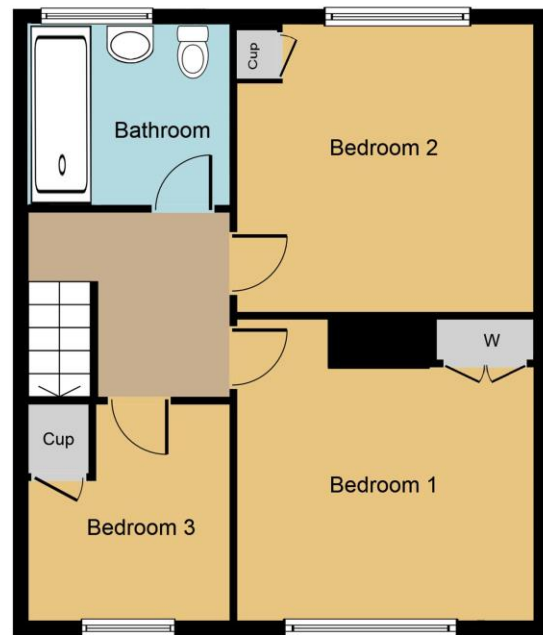
Carpets & blinds included

### 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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