

EMMATT



RUNDLE

ESTATE AGENTS

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**4 KATRINE CLOSE, GARDEN FARM, C-L-S  
DH2 3EF**

2 Bed Semi-Bungalow \* Sunny Westerly Aspect \* Garage & Driveway

**£165,000**

## DESCRIPTION

A spacious two bedroom semi-detached bungalow which is well situated in a cul-de-sac within this popular development. The property has the advantage of a spacious lounge with patio doors leading to attractive lawned garden enjoying a sunny westerly aspect. There is the benefit of gas central heating via combi boiler and UPVC double glazing. The property has been competitively priced to reflect the need for some updating and is sure to be popular with a buyer looking to make the bungalow their own.

## TENURE

Leasehold

## DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, turn left at the next roundabout onto West Lane, turn left at the second mini roundabout, continue on this road and follow the sharp bend to the right, take the next right turn onto Elterwater Road and Katrine Close is the second left turn.

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, radiator



### LOUNGE

16' x 11'8" (4.88m x 3.56m)

Living flame gas fire and fireplace, UPVC patio doors, vertical blinds, radiator

### KITCHEN

14'4" x 8'11" (4.37m x 2.72m)

A range of fitted wall and base units, co-ordinating worksurfaces, stainless steel sink unit and mixer tap in bay window, slot in cooker, tiled splashbacks, roller blind, wall mounted combi boiler, radiator







**BEDROOM 1**

13'4" x 11'8" (4.06m x 3.56m)

Fitted wardrobes, vertical blinds, radiator

**BEDROOM 2**

9'3" x 9' (2.82m x 2.74m)

Vertical blinds, radiator



**BATHROOM**

Shower cubicle with chrome combi shower, WC & hand basin, decorative clad walls, roller blind

**EXTERNAL**

**GARAGE**

Long garage with up & over doors, utility area to rear, plumbed for washer, power & light

**PARKING**

Long driveway with car port

### GARDENS

Low maintenance garden to front. Well-stocked rear garden enjoying sunny westerly aspect, patio, lawn and garden shed



### GENERAL

Carpets & blinds included

### VIEWING

By appointment with Emmatt Rundle

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	68   d	
39-54	E		
21-38	F		
1-20	G		

**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.  
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