

EMMATT



RUNDLE

ESTATE AGENTS

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**29 HOPGARTH GARDENS, CHESTER-LE-STREET
DH3 3RH**

3 Bed Semi-Detached * Front & Rear Gardens * Garage & Driveway

£155,000

DESCRIPTION

A spacious three bedroom semi-detached house in this sought-after area providing easy access to town centre, Riverside Park and all major transport links. There are a number of attractive features including large lounge through dining room with UPVC doors to garden, three bedrooms and stairs to attic storeroom together with attached garage and driveway for parking. The property benefits from gas central heating and UPVC double glazing.

TENURE

Freehold

DIRECTIONS

From the north end of Front Street turn right at the market place traffic lights onto Picktree Lane, continue over the mini roundabout, take the first right onto Hopgarth Gardens, at the end of the road turn left and the property is on the right-hand side.

GROUND FLOOR

LARGE ENTRANCE PORCH

UPVC door, radiator

HALL

Staircase, laminate flooring, radiator



LOUNGE

15'2" (4.62m) x 11'2" (3.40m)

Brick built fireplace with feature fire, French doors to garden, vertical blinds, wall lights, radiator

THROUGH DINING ROOM

12'9" (3.89m) x 10'8" (3.25m)

Patio doors to garden, vertical blinds, radiator



KITCHEN/BREAKFAST ROOM

'L' shaped, a range of wall & base units in oak, co-ordinating worksurfaces, Belfast sink with mixer tap, integrated Neff electric hob & double oven, cooker canopy, integrated dishwasher, plate rack, tiled splashbacks, laminate flooring, radiator



UTILITY ROOM

Plumbed for washer, gas boiler

FIRST FLOOR

BEDROOM 1

13'8" (4.17m) x 11'4" (3.45m)

Fitted wardrobes, vertical blind, radiator



BEDROOM 2

11'1" (3.38m) x 8'1" (2.46m)

Storage cupboard, vertical blind, radiator

BEDROOM 3

9'11" (3.02m) x 6'11" (2.11m)

Vertical blind, radiator



BATHROOM

Suite in white, shower over bath, shower screen, hand basin, WC & bidet, Baxi gas wall heater, fully tiled walls, double radiator

SECOND FLOOR

ATTIC STOREROOM

21'9" (6.63m) x 9'5" (2.87m)

Stair access, two Velux windows with blinds, eaves storage & storage units

EXTERNAL

GARAGE

16'1" (4.90m) x 8'7" (2.62m)

Power & light

PARKING

Driveway to rear leading to garage

GARDENS

Enclosed lawned garden to rear with trees and ornamental pond. Lawned rear garden enjoying sunny westerly aspect.

GENERAL

Carpets & blinds included. EPC rating D

VIEWING

By appointment with Emmatt Rundle

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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