

EMMATT



RUNDLE

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

2 Bed Bungalow * South Facing Garden * Close to Town Centre

£185,000



DESCRIPTION

A two bedroom semi-detached bungalow situated in this sought-after area providing easy access to the town centre, Riverside Park and transport links. The property has been tastefully refurbished throughout to a high standard and has a number of attractive features including lounge with feature fire, well-appointed kitchen & bathroom, two double bedrooms, utility/garden room, together with Colorcrete driveway, garage with remote powered door and low maintenance rear garden enjoying southerly aspect. There is the advantage of UPVC double glazing throughout and gas central heating via combi boiler.

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, the bungalow is on the right-hand side.

ENTRANCE HALL

UPVC door, laminate flooring, double radiator



LOUNGE

12'10" (3.91m) x 11'7" (3.53m)
Feature fireplace with smoke log effect fire, vertical blind, coved ceiling, radiator

KITCHEN

10'8" (3.25m) x 8'4" (2.54m)
A range of wall & base units, co-ordinating worksurfaces, integrated gas hob & gas oven, tower cooker hood, stainless steel sink unit, mixer tap, laminate flooring, vertical blinds, double radiator





UTILITY/GARDEN ROOM

UPVC door, tiled floor, vertical blind,
door to garage

BEDROOM 1

11'8" (3.56m) x 8'11" (2.72m)

Full wall fitted wardrobes, vertical blind, radiator



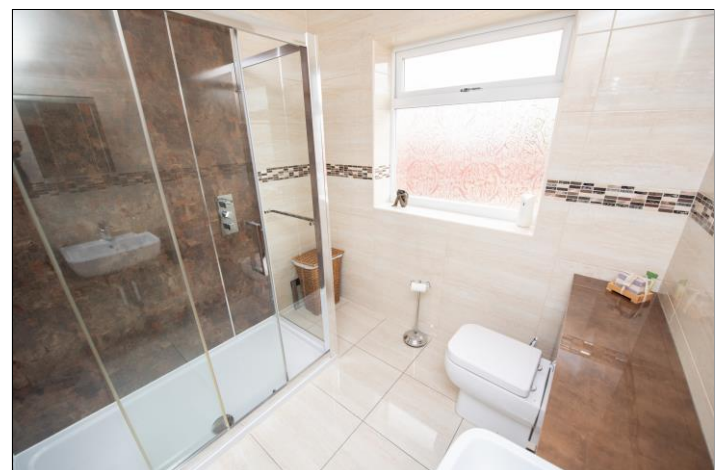
BEDROOM 2

10'11" (3.33m) x 10'7" (3.23m)

Vertical blind, radiator

BATHROOM

Large shower cubicle with combi rainfall shower,
WC & hand basin in vanity unit, fully ceramic tiled
walls & floor, bathroom cabinet, chrome towel
radiator, UPVC ceiling, downlighters, extractor fan



EXTERNAL

GARAGE

16'7" (4.88m) x 7'11" (2.41m)
Powered roller door, long life roof

PARKING

Colorcrete driveway to front providing
ample off-road parking

GARDEN

Low maintenance rear garden enjoying sunny
southerly aspect



GENERAL

Carpets & blinds included

VIEWING

By appointment with Emmatt Rundle



Hopgarth Gardens

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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