

EMMATT



RUNDLE

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**25 RIDING HILL, GREAT LUMLEY, CHESTER-LE-ST.  
DH3 4HW**

3 Bed Semi \* Large Southerly Garden \* Refurbished Throughout

**£149,950**



## DESCRIPTION

A three bedroom semi-detached house in a prime location within this sought after village. The property has been totally remodelled and refurbished by the vendor to provide a contemporary design creating flexible accommodation at a high standard throughout. There are a host of attractive features including lounge with multi fuel burning stove, large 'L' shaped dayroom/dining room with French doors, a large lawned garden enjoying sunny southerly aspect, modern kitchen with utility area, and luxury bathroom with full suite in white and walk-in shower. There is a large block paved driveway to front providing off-road parking and an additional enclosed area to the side for storage. The property is fully double glazed throughout and has the advantage of a modern E-combi boiler heating radiators and domestic water.

**TENURE** - Freehold

## DIRECTIONS

From the south end of Front Street take the first exit at the roundabout, at the next two roundabouts take the second exit straight over towards Great Lumley, continue on the B1284 and take the first right onto Back Lane, take the third left, then the second left onto Riding Hill, take the second right and the property is on the right-hand side.

## GROUND FLOOR

### ENTRANCE VESTIBULE

Composite door, venetian blind

### HALLWAY

14'5" (4.39m) x 5'10" (1.78m)  
Spindle staircase, venetian blind

### LOUNGE

12'3" (3.73m) x 11'8" (3.56m)  
Multi fuel stove in feature fireplace with tiled inlay & hearth, vertical blind, radiator



### DAYROOM/DINING ROOM

18'1" (5.51m) x 7'6" (2.24m) 'L' Shaped  
Breakfast bar, laminate flooring, storage cupboard, downlighters, radiator, French doors to rear garden



## KITCHEN

12' (3.66m) x 8'6" (2.59m)

A range of wall & base units in grey, butcher block worksurfaces, anthracite sink & mixer tap, electric hob & oven, cooker hood, ceramic tiled floor, wine rack, venetian blind, utility area, UPVC door to enclosed side area



## FIRST FLOOR

### BEDROOM 1

11' (3.35m) x 10'4" (3.15m)  
Roller blind, radiator



### BEDROOM 2

8'10" (2.69m) x 8'9" (2.67m)  
Roller blind, radiator

### BEDROOM 3

9' (2.74m) x 5'8" (1.52m)  
Roller blind, radiator





**BATHROOM**

Full suite in white, walk-in shower area with Triton shower, bath with hand shower, low level WC, decorative clad walls, ceramic tiled floor, venetian blinds, chrome towel radiator

**SECOND FLOOR**

**ATTIC STOREROOM**

15'6" (4.72m) x 11'3" (3.43m)

Accessed by drop down ladder, twin Velux windows, downlighters



**EXTERNAL**

**PARKING**

Block paved driveway

**GARDENS**

Low maintenance garden to front. Large rear garden enjoying a sunny southerly aspect, with lawn, patio & garden shed. Enclosed side area used for storage.

**GENERAL**

Carpets & blinds included. Council tax band A



**Riding Hill**

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

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