

EMMATT



RUNDLE

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**87 ELMWAY, HILDA PARK, C-L-S
DH2 2LF**

3 Bed Semi Detached * Enclosed Rear Garden * Garage & Driveway

£172,500



DESCRIPTION

A three bedroom semi detached house which is well situated on this popular development. The property offers spacious family sized accommodation with three generously proportioned bedrooms. There are a number of attractive features including a well fitted kitchen with integrated oven & hob together with attached garage and utility room. There is the benefit of gas central heating via combi boiler and UPVC double glazing.

TENURE Freehold

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC door

ENTRANCE HALL

LOUNGE/THROUGH DINING ROOM

19'1" (5.82m) x 14' (4.27")
Spacious lounge, feature fire & fireplace, coved ceilings, storage cupboard, vertical blind, radiator



KITCHEN

Well fitted kitchen, range of wall & base units, co-ordinating worksurfaces, stainless steel sink unit, mixer tap, integrated electric oven & hob, tower brushed steel cooker hood, brick tiled effect splashbacks, vertical blind, radiator



FIRST FLOOR

BEDROOM 1

14'8" (4.47m) x 10' (3.05m)
Storage cupboard, radiator



BEDROOM 2

10'8" (3.25m) x 8'1" (2.46m)
Radiator



BEDROOM 3

8'5" (2.57m) x 8'1" (2.46m)
Radiator



BATHROOM

Full suite in white, electric shower
over bath, ceramic tiling

EXTERNAL

GARAGE

16'2" (4.93m) x 8'9" (2.67m)
Utility room with power & light

PARKING

Driveway to garage



GARDENS

Lawned garden to front, enclosed rear garden

GENERAL

Carpets & blinds included

VIEWING

By appointment with Emmatt Rundle



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | 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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