

EMMATT



RUNDLE

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**25 LYNDHURST AVENUE, CHESTER-LE-STREET
DH3 4AR**

2 Bed Ground Floor Apartment * Garage * Long Lease

£125,000



DESCRIPTION

A spacious ground floor apartment in this sought after residential area at the north end of town providing easy access to local amenities, bus routes and transport links.

The property benefits from a recent long lease extension.

There are a number of attractive features including a generously proportioned living area comprising a bay windowed lounge leading to a well fitted kitchen, two good sized bedrooms and bathroom with full suite in white together with a large 30ft garage providing enough space for a large car and further storage. There is the advantage of gas central heating via combi boiler and UPVC double glazing.

TENURE Leasehold (Long lease extended)

DIRECTIONS

From the north end of Front Street continue through the market place traffic lights heading toward Birtley, continue over the next mini roundabout onto Newcastle Road, continue straight over the large junction, take the first left turn onto Low Flatts Road, take the next left onto Lyndhurst Avenue, take the left turn at the bend and the property is at the end of this road.

ENTRANCE HALL

Stairs to garage



LOUNGE

13'8" (4.17m) x 11'3" (3.43m)

Bay window, feature fireplace, radiator

KITCHEN

13'8" (4.17m) x 9' (2.74m)

Range of wall and base units in white with co-ordinating worksurfaces, sink in white with mixer tap, integrated gas hob & oven with cooker canopy, tiled splashbacks





BEDROOM 1

11'2" (3.40m) x 9'6" (2.90m)

Range of fitted wardrobes and bedside tables, radiator

BEDROOM 2

9'1" (2.77m) x 9'1" (2.77m)

Radiator



BATHROOM

Full suite in white, bath with shower over with shower screen, WC and hand basin, ceramic tiled, linen cupboard, radiator



EXTERNAL

GARDEN

Shared garden to rear

GARAGE

30' (9.14m) x 10' (3.05m)
Remote powered doors, power
and light

GENERAL

Carpets included

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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