

LEASEHOLD



Flat

# 34 SANDRINGHAM COURT, CHESTER LE STREET, DH3 3SQ

Asking Price Of

## £115,000



### FEATURES

Two bedroom apartment

Gas central heating

Double Glazing

Open living

Intercom entry system

With Allocated Parking Space



HMRESIDENTIAL  
PROPERTY SOLUTIONS



# 2 Bedroom Flat located in Chester Le Street.

## DESCRIPTION

Hm residential would like to welcome to the market this well presented two bedroom apartment located in Chester Le Street.

This beautifully presented property briefly comprises - Intercom entry, spacious lounge and kitchen area which is open plan which is a great space for entertaining. Master bedroom with en-suite, second single room, family bathroom. The property further benefits from secure parking, double glazing, gas central heating, available with no onward chain

The property is situated in a great location, within walking distance to Chester Le Street, front street, where you have a Variety of cafes, bars and restaurants. Walking distance to local schools.

## ENTRANCE HALLWAY

## OPEN PLAN KITCHEN AND LOUNGE AREA

*22' 11" x 11' 3" (7.00m x 3.44m)*

A wonderful open space, modern fitted kitchen, with a range of wall and base units, gas hob, electric oven and extractor hood, plus a stainless steel sink unit with mixer tap. The Living room is spacious area benefiting from natural lighting, neutral decor and Juliet balcony.

## BEDROOM ONE

*13' 9" x 11' 5" (4.21m x 3.48m)*

Generously proportioned bedroom, carpeted, double glazing, radiator. En-suite bathroom, walk in shower, low level WC and wash basin and heated towel rail.

## BEDROOM TWO

*10' 10" x 9' 8" (3.32m x 2.95m)*

Double bedroom, carpeted, double glazed windows, radiator.

## FAMILY BATHROOM

*7' 3" x 5' 11" (2.23m x 1.81m)*

Three piece suite with bath, low level WC, wash hand basin with chrome mixer tap, partially tiled walls and lino flooring, white heated towel rail.

## DIRECTIONS

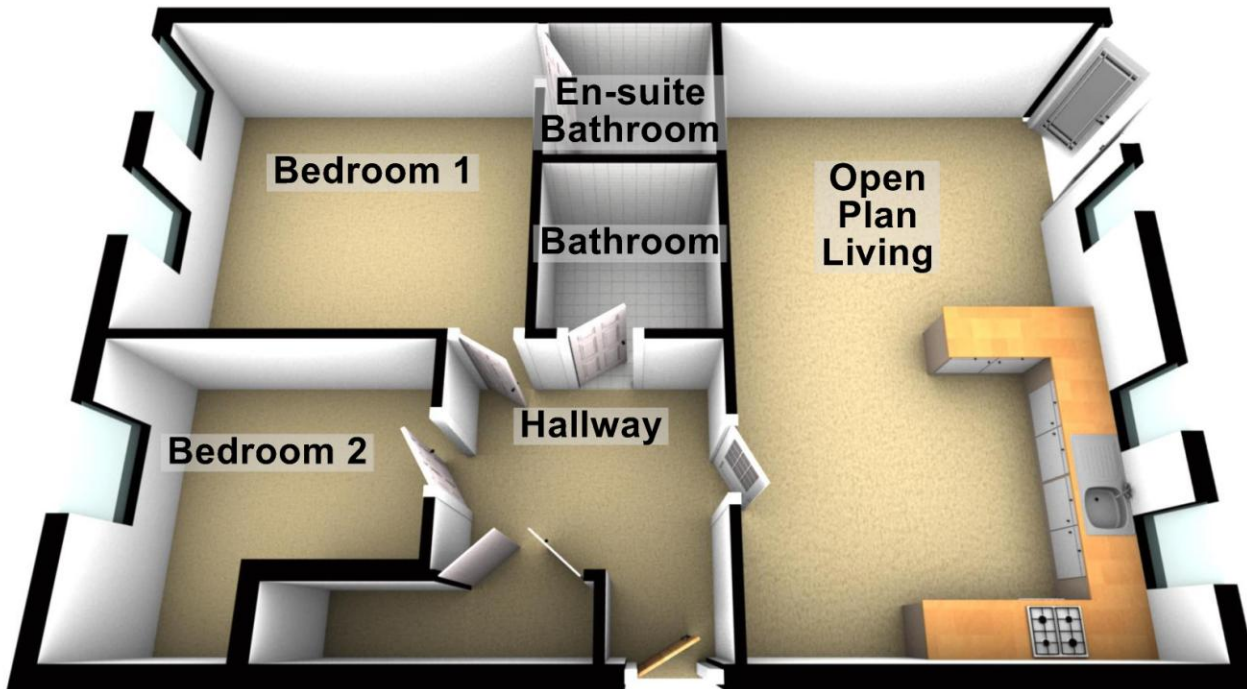


## Ground Floor

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Council Tax Band  
**B**



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|   | 81      | 82                      |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

**Agent's Comments:** All measurements are approximate and for general guidance only, and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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