



 SevenKeys

Sandringham Way, Newfield, Chester Le Street

£190,000

- Three Bedroom Detached House
- Master Bedroom & En-suite
- Detached Garage
- Landscaped Rear Garden
- Generous Kitchen/Diner
- EPC Rating C
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SEVEN KEYS welcome to the market this Immaculately Presented Three Bedroom Detached House.

An appealing property with light neutral décor throughout, briefly comprising of living room, kitchen, utility room, downstairs WC, family bathroom, three bedrooms and a detached garage. Externally the property benefits from a recently landscaped rear garden with both a modern patio and an artificial lawn area, whilst to the front of the property there is a smaller low maintenance garden and detached garage to the rear.

Book your viewing online today at SevenKeys.co.uk.

ENTRANCE HALLWAY

A light and welcoming entrance hall. Neutral décor with carpet and radiator.

LIVING ROOM

12' 11" x 12' 5" (3.95m x 3.79m) Double glazed window to the front of the living room with radiator and carpet.

UTILITY ROOM

Accessible from outside door or through the kitchen. A good sized utility room offering plenty of storage and space to house multiple appliances. Light cupboard units with a contrasting worktop, stainless steel sink and drainer.

KITCHEN

18' 0" x 9' 3" (5.50m x 2.84m) A large kitchen and dining

area with a well thought out layout. A number of wall and base units offering a good amount of storage stainless steel splash back. Integrated oven and gas hob, stainless steel sink and drainer and plenty of space to accommodate a large fridge freezer. The kitchen also accommodates a dining table, looking out onto the garden through the glazed patio doors. Complete with light flooring, décor and a radiator.

MASTER BEDROOM

12' 10" x 10' 11" (3.93m x 3.35m) Generous double bedroom with double glazed windows, radiator, carpet and access into the en-suite.

EN-SUITE

Fitted with corner shower, low level toilet, wash basin and

vinyl flooring. Light entered via frosted glass window.

BEDROOM TWO

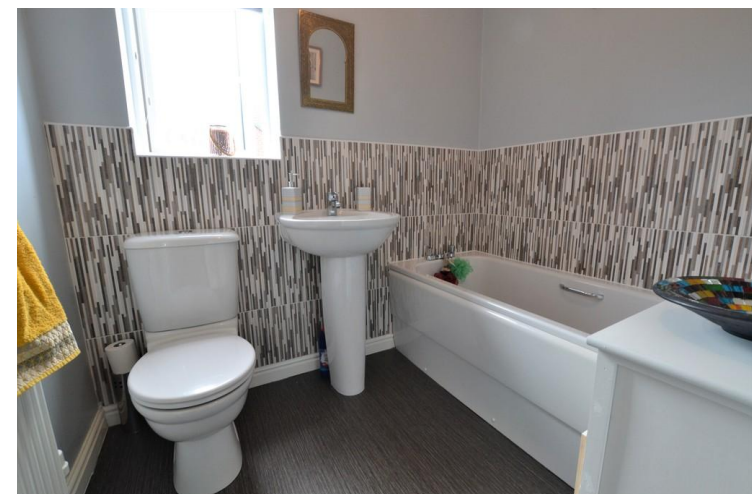
9' 6" x 9' 6" (2.91m x 2.91m) Generous double bedroom with double glazed windows, radiator and carpet.

BEDROOM THREE

8' 3" x 9' 6" (2.54m x 2.92m) A third double bedroom with double glazed windows, radiator and carpet.

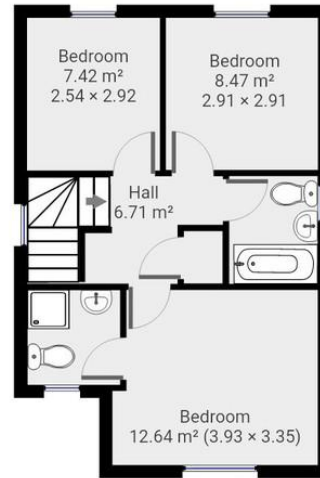
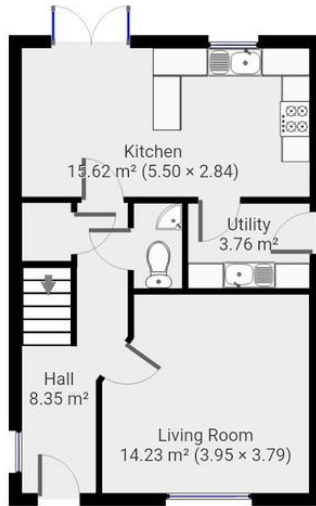
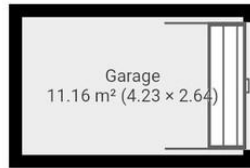
BATHROOM

Fitted with white suite comprising of panelled bath, pedestal wash basin, low level toilet, partially tiled walls and vinyl flooring. Light entered via frosted glass UPVC window.









COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

Boston House

Unit 2 Fifth Avenue

Team Valley Trading Estate

Gateshead

T: 0191 4971797

E: info@sevenkeys.co.uk

W: www.sevenkeys.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements