

EMMATT



RUNDLE

ESTATE AGENTS

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14 DERWENT CLOSE, SACRISTON, DURHAM DH7 6DQ

3 Bed Semi-Detached * Additional GF WC & Shower Room * Garage

£85,000

DESCRIPTION

A three bedroom semi-detached house providing easy access to shops, schools, transport links and local amenities. The property offers spacious family sized accommodation and has many attractive features including large lawned garden to front, low maintenance private garden to rear, additional ground floor shower room & WC, together with garage for off-road parking. There is the benefit of gas central heating via combi boiler, UPVC double glazing and fascias, together with well-appointed kitchen/dining room and bathroom.

TENURE

Freehold

DIRECTIONS

From the south end of Front Street continue over the roundabout onto Durham Road, at the next roundabout turn right onto the A167, at the 2nd roundabout turn right into Nettlesworth, continue on this road until the signalled crossroads, turn right onto Sacriston Front Street, after passing St Bede's School take the 2nd left, take the 1st left then immediately right onto Derwent Close.

GROUND FLOOR

PORCH

Composite door, radiator



LOUNGE

17' (5.18m) x 13'7" (4.14m)

Feature fireplace & fire, vertical blind, radiator

KITCHEN/DINING ROOM

17'5" (5.31m) x 9'11" (3.02m)

Range of wall & base units, co-ordinating worksurfaces, integrated oven & hob, stainless steel cooker hood, stainless steel sink unit, mixer tap, fridge & freezer, plumbed for washer, venetian blind, vertical blind, radiator



REAR HALL

SHOWER ROOM

CLOAKROOM

FIRST FLOOR

BEDROOM 1

10'2" (3.10m) x 9'6" (2.90m)

Storage cupboard, vertical blinds, radiator

Composite door

Electric shower in cubicle

WC & hand basin



BEDROOM 2

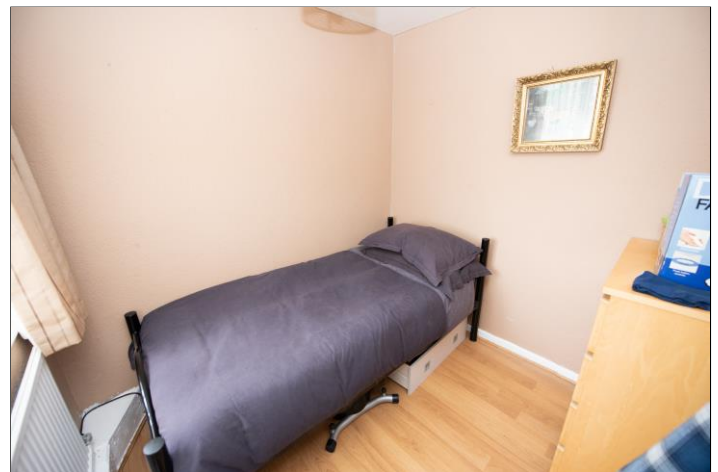
10' (3.05m) x 9'6" (3.05m)

Fitted wardrobes, vertical blinds, radiator

BEDROOM 3

7'8" (2.34m) x 7'2" (2.18m)

Vertical blinds, radiator



BATHROOM

Suite in white, WC, hand basin, electric shower over bath, tiled splashbacks, radiator

EXTERNAL

GARAGE

Situated to rear, recently re-roofed, up & over door, electric vehicle charging point, power & light

GARDENS

Enclosed & well-stocked front garden with lawn. Low maintenance garden to rear



GENERAL

Carpets & blinds included

VIEWING

By appointment through Emmatt Rundle

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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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