



## 17 Emmerson Square Thornley DH6 3EB

- 3 Bed Semi Detached
- Deceptively Spacious
- Conservatory
- Popular Location
- Generous Corner Plot
- No Onward Chain

**Offers In The Region Of £**

# 17 Emmerson Square

Rea Estates offer to the sales market this deceptively spacious 3 Bedroom Semi Detached family home, occupying a generous corner plot within a popular residential development. The village of Thornley offers excellent transport links to the nearby A1 and A19 for travel both north and south. The Historic City of Durham is approximately 6 miles away and offers an array of schools, shops and recreational facilities. The property benefits from uPVC Double Glazing and is warmed via Gas Central Heating. The internal layout briefly comprises, Entrance Hallway with staircase rising to the first floor, Lounge/Dining Room, Conservatory and fitted Kitchen. To the first floor there are three ample sized Bedrooms and a Family Bathroom. Externally there are fence enclosed gardens to three sides. In our opinion this property, which is offered for sale with no onward chain, would make an ideal family home and therefore an early viewing is highly recommended.

## Entrance Hallway

uPVC glazed entrance door opening to hallway with staircase rising to the first floor, window to the side elevation, under stair storage cupboard, central heating radiator and laminate flooring.

## Lounge:

**15'08 x 12'05 (4.78m x 3.78m)**

A well proportioned lounge with bay window to the front elevation, allowing lots of natural light to flood through. Cornice, ceiling rose, dado rail to wall, radiator, feature fire surround housing gas fire, laminate flooring and square arch to dining room.



## Dining Area:

**9'07 x 8'09 (2.92m x 2.67m)**

The dining area provides ample space for a family size table and chairs. Patio doors opening to the Conservatory, radiator and door to kitchen.

### **Conservatory:**

**11'0 x 9'09 (3.35m x 2.97m)**

A welcome addition to the property, benefitting from having tiled flooring and double glazed French doors leading out to the rear garden.



### **First Floor Landing**

Double glazed window to the side elevation and access to loft. Doors to:

### **Bedroom One: 12'2 x 11'3 (3.74m x 3.46m)**

A spacious double bedroom with window to the front elevation, radiator and sliding door wardrobes.

### **Kitchen:**

**10'04 x 8'09 (3.15m x 2.67m)**

A well equipped kitchen fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Integrated electric oven, hob and extractor hood. One and a half bowl sink unit, space and plumbing for automatic washing machine. Cornice to ceiling, laminate flooring, window to the rear and external door opening to the side elevation.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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## **Bedroom Two:**

**12'6 x 9'8 (3.87m x 3m)**

A second double bedroom which overlooks the rear garden. Sliding door wardrobes and radiator.



## **Family Bathroom**

Comprising; electric shower over panelled bath, pedestal wash hand basin and low level w/c. Part tiled walls, obscure double glazed window and chrome towel radiator.



## **Bedroom Three:**

**8'10 x 7'11 (2.69m x 2.41m)**

Ample sized third bedroom with window to the front elevation, radiator and storage cupboard housing central heating boiler.



## **Externally**

Occupying a generous corner plot the property has enclosed gardens to three sides, which are laid mainly to lawn. Two brick built outhouses provide added storage facilities.



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