

EMMATT



RUNDLE

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**33 BULLION LANE, CHESTER-LE-STREET  
DH2 2DP**

**FOR SALE BY AUCTION – TUES 11<sup>TH</sup> JULY – ONLINE THROUGH AUCTION HOUSE NE**

3 Bed Semi-Detached \* Garage \* Extensive Lawned Rear Gardens

**£65,000+**  
(GUIDE PRICE)

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## DESCRIPTION

**FOR SALE BY ONLINE AUCTION ON TUESDAY 11<sup>TH</sup> JULY 2023 COMMENCING AT 12PM. TO DOWNLOAD LEGAL PACK AND REGISTER FOR THE AUCTION PLEASE VISIT [WWW.AUCTIONHOUSE.CO.UK/NORTHEAST](http://WWW.AUCTIONHOUSE.CO.UK/NORTHEAST).**

A spacious three bedroom semi-detached house situated in a popular area offering easy access to the town centre, schools, local amenities and public transport links. The property has the advantage of an extremely large rear garden, large garage/workshop, spacious lounge, utility room and three good-sized bedrooms. The property benefits from gas central heating and UPVC double glazing throughout.

## TENURE

Freehold

## GROUND FLOOR

### ENTRANCE HALL

UPVC door

### LOUNGE

17'04" (5.28m) x 12'03" (3.73m)  
Gas fire, vertical blinds, radiator



### KITCHEN/DINING ROOM

15'06" (4.72m) x 9'11" (3.02m)

A range of wall & base units, stainless steel sink unit, electric oven & hob, cooker hood, plumbed for washer, tiled splashbacks, radiator



### UTILITY ROOM

6'01" (1.85m) x 4'08" (1.42m)

### REAR PORCH

UPVC door

## **FIRST FLOOR**

### **LANDING**

#### **BEDROOM 1**

12'03" (3.73m) x 11'05" (3.48m)  
Vertical blind, radiator

Vertical blind



#### **BEDROOM 2**

13'06" (4.11m) x 10'04" (3.15m)  
Vertical blind, radiator



#### **BEDROOM 3**

8'11" (2.72m) x 8'11" (2.72m)  
Vertical blind, radiator

#### **BATHROOM**

Suite in white, WC, hand basin, Triton shower over bath, part tiled walls, radiator



**EXTERNAL**

**LARGE GARAGE**

17'03" (5.26m) x 11'05" (3.48m)  
Double garage doors, workshop area to rear

**PARKING**

Gated shared driveway for access to garage

**GARDENS**

Lawned front garden. Extensive lawned & enclosed rear gardens with greenhouse



**GENERAL**

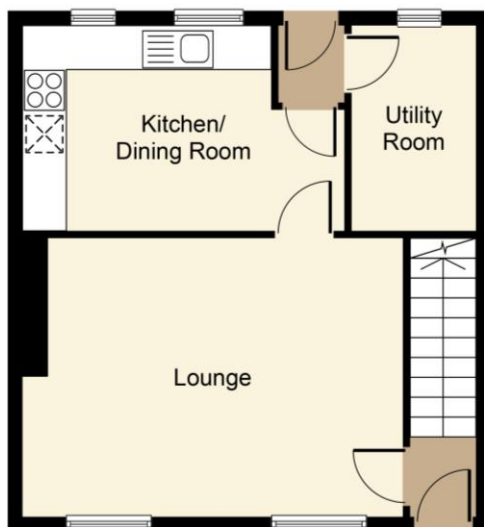
Council tax band A. EPC rating D

**ADMINISTRATION FEE**

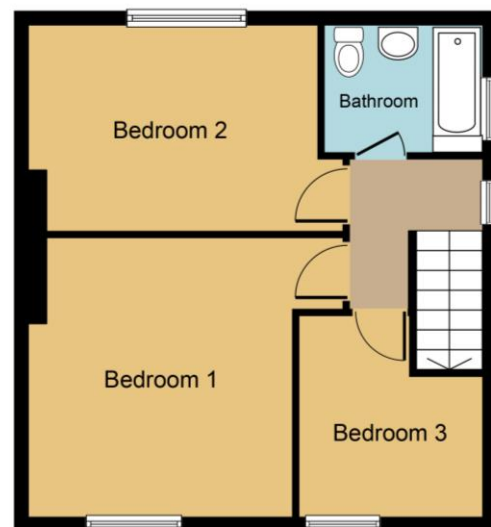
£1200 inc VAT payable on exchange of contracts

**DISBURSEMENTS**

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion



**Ground Floor**



**First Floor**

**Bullion Lane**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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