

EMMATT



RUNDLE

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38 FENTON CLOSE, WALDRIDGE PARK, C-L-S DH2 3JD

2 Bed Upper Flat * Rear & Side Gardens * Situated in Popular Area

£92,500



DESCRIPTION

A well-appointed first floor flat on a prominent site within this sought-after development offering easy access to local amenities and transport links. The property has a host of attractive features including a spacious light and airy lounge featuring French doors with frameless glass Juliet balcony and feature fireplace, kitchen with a range of units, cooker & microwave, two double bedrooms, together with a refurbished bathroom with large shower cubicle housing a chrome combi shower. The exterior boasts the unusual feature of an additional lawned side garden leading to an enclosed lawned & well-stocked rear garden with patio. There is the benefit of gas central heating via new combi boiler (fitted 15th February 2022 with 10 year warranty) and UPVC double glazing throughout.

TENURE

Leasehold - In the process of extending lease by a further 90 years, will have a total of 138 years.

DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, then turn left at the next roundabout onto West Lane, continue over two mini roundabouts onto Waldrige Road, turn left at the next roundabout, then left onto Fenton Close, follow the road as it bends to the right, continue around to the end of the street and the property is ahead of you.

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC door, stairs to landing, (stairlift can be included if required)

FIRST FLOOR

LANDING

Storage cupboard housing combi boiler

LOUNGE

14'4" (4.37m) x 10'10" (3.30m)
Feature fireplace & fire, French doors with glass frameless Juliet balcony, coved ceiling, radiator with decorative radiator shelf



KITCHEN

A range of wall & base units, co-ordinating worksurfaces & upstands, 1½ bowl stainless steel sink unit & mixer tap, brand new washing machine, slot-in cooker & microwave, cooker hood, tiled splashbacks, roller blind



BEDROOM 1

12'6" (3.81m) x 10' (3.05m)

A range of fitted wardrobes, vertical blind, radiator

**BEDROOM 2**

10' (3.05m) x 8'8" (2.64m)

Vertical blind, radiator

BATHROOM

Large shower cubicle with chrome combi shower, hand basin in vanity unit, low level WC, UPVC clad walls, roller blind, chrome towel radiator



EXTERNAL

GARDENS

Enclosed lawned rear garden with patio, mature shrubs & trees, well-stocked borders, garden shed with electric point, gated access & outside tap. Side garden with lawn, mature tree, well-stocked borders and side gate

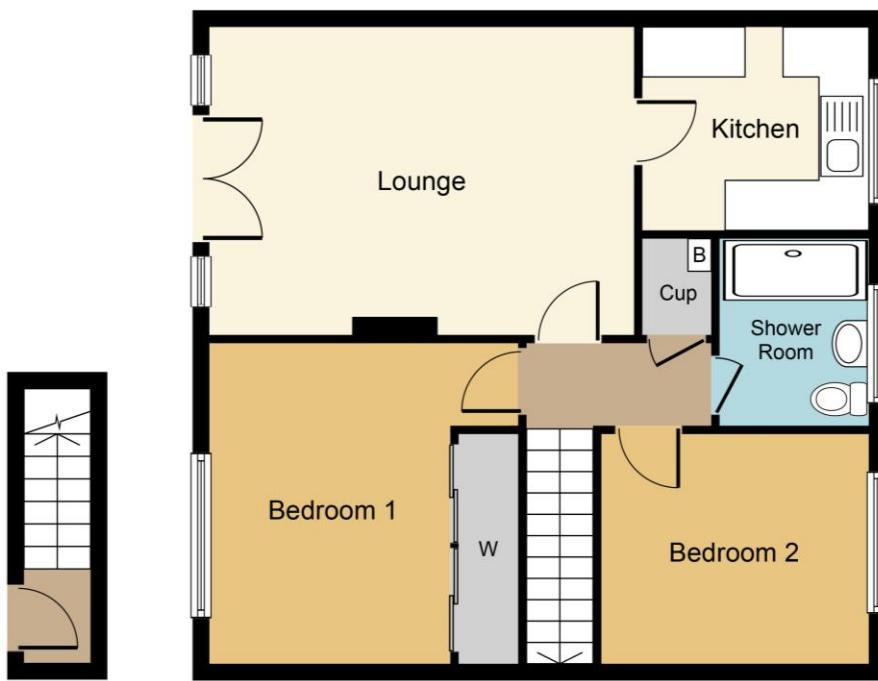


GENERAL

Carpets & blinds included. Boiler fitted Feb 2022 with a 10 year warranty. Council tax band A.

VIEWING

By appointment through Emmatt Rundle



Ground Floor

First Floor

Fenton Close

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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