



36 Sandray Close, Chester Le Street, DH3 2HJ

Offers Over £94,950

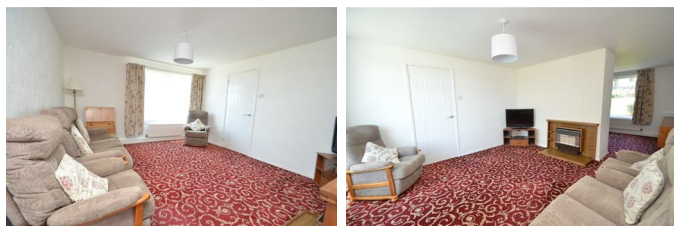
Well presented semi-detached house situated on Sandray Close within this desirable location. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation comprises; Entrance hallway, living room with open access into the dining room, and a kitchen. The first floor landing provides access into the master bedroom with built in wardrobes, two further bedrooms and a bathroom. The house offers lovely views to the front, has an open grassed area to the front and a garden and gated driveway to the rear. Viewings are highly recommended to appreciate this lovely family home.

Entrance Hallway

A front entrance door opens into the hallway which has a single radiator and a staircase leading to the first floor.

Living Room

13'6" x 12'2" (4.13 x 3.71)



Gas fire with a back boiler and display surround, double radiator, window overlooking the front aspect and open access into the dining room.

Dining Room

11'3" x 8'9" (3.45 x 2.69)



Double radiator and a window overlooking the rear aspect.

Kitchen

11'8" x 7'4" (3.57 x 2.26)



Wall and floor units with contrasting work surfaces, stainless steel sink unit which is plumbed for a washing machine, partial tiling to the walls, under stairs storage, double radiator, window and an exit door to the rear.

First Floor

Landing with loft access and a built in cupboard.

Bedroom One

13'3" x 12'10" (4.06 x 3.93)



Built in wardrobes, single radiator, window to the front elevation offering fantastic views.

Bedroom Two

10'7" x 9'1" (3.23 x 2.79)



Built in wardrobes, single radiator and a window overlooking the rear elevation.

Bedroom Three

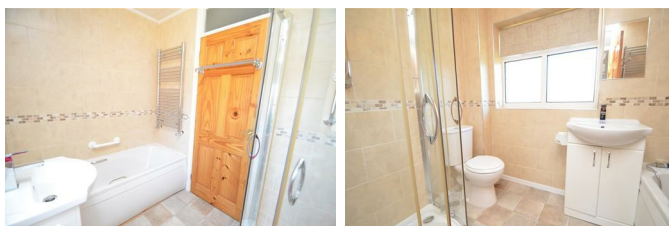
9'11" x 9'3" (3.04 x 2.83)



Single radiator and a window to the front elevation offering views.

Bathroom

8'0" x 5'5" (2.44 x 1.67)



Paneled bath with a mixer tap shower over, vanity hand wash basin, corner shower cubicle, low level WC, tiling to the walls, towel warmer and a window to the rear.

External



There is an open grassed area to the front and a garden to the rear which is laid to lawn with flower borders, an outhouse and a gated driveway providing off street parking.

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Tenure

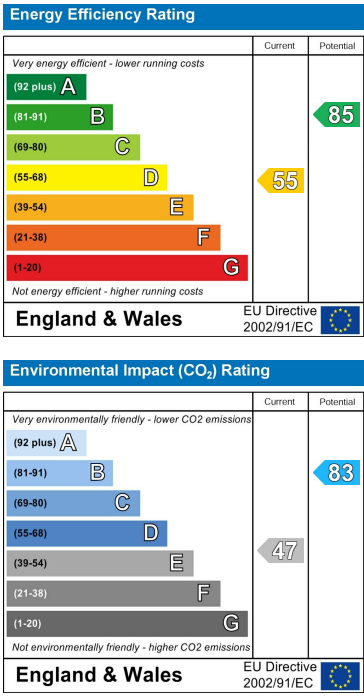
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.