

EMMATT



RUNDLE

ESTATE AGENTS

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**11 NORTHLANDS, CHESTER-LE-STREET  
DH3 3UN**

3 Bed Semi \* Gardens to Front & Rear \* Large Kitchen/Dining Room

**£125,000**

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## DESCRIPTION

A three bedroom semi-detached house in this popular development situated at the north end of town providing easy access to shops, schools and local amenities. The property offers spacious and well-appointed family sized accommodation with a number of attractive features including spacious lounge, large kitchen dining room with integrated appliances, bathroom with full suite in white and separate shower cubicle, together with private well-stocked gardens. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

## TENURE

Freehold

## DIRECTIONS

From the north end of Front Street continue over the market place traffic lights, continue over the mini roundabout onto Newcastle Road, take the left turn immediately before the large junction at the end of the road.

## GROUND FLOOR

### ENTRANCE HALL

UPVC door, spindle staircase, storage cupboard laminate flooring, radiator



### LOUNGE

13'6" (4.11m) x 13'1" (3.99m)  
Feature fire, laminate flooring, vertical blinds, radiator

### KITCHEN/DINING ROOM

20'6" (6.25m) x 9'4" (2.84m)  
A range of wall & base units, co-ordinating worksurfaces integrated double oven & halogen hob, stainless steel sink unit, mixer tap, laminate flooring, downlighters, tiled splashbacks, roller blind & vertical blinds, UPVC door (integrated fridge freezer & autowasher negotiable)





## FIRST FLOOR

### **BEDROOM 1**

13'1" (3.99m) x 10'8" (3.25m)

Vertical blinds, radiator



### **BEDROOM 2**

12'2" (3.71m) x 9'6" (2.90m)

Vertical blinds, radiator



### **BEDROOM 3**

10'1" (3.07m) x 9'7" (2.92m)

Storage cupboard, vertical blinds, radiator

### **BATHROOM**

Suite in white, WC, hand basin, bath, chrome combi shower in shower cubicle, ceramic tiled walls & floor, chrome towel radiator, downlighters, roller blinds



**EXTERNAL**

**GARDENS**

Lawned well-stocked front garden. Well-stocked rear garden with lawn & patio



**OUTBUILDINGS**

Large outbuilding to side, with utility area and storage. Outbuilding to rear for storage

**GENERAL**

Carpets & blinds

**VIEWING**

By appointment through Emmatt Rundle

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   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.

9013/20/9/21-1