

71 Front Street, Chester-le-Street, DH3 3BJ * 0191 3889393 * sales@emmatt-rundle.co.uk



**114 PICKTREE LODGE, CHESTER-LE-STREET
DH3 4DL**

3 Bed Det Bungalow * South Westerly Garden * Garage & Long Drive

£320,000

DESCRIPTION

A rare opportunity to purchase one of the few detached bungalows of this style and size on this sought after development. The property is situated on a large private site with long driveway and large gardens enjoying a sunny south westerly aspect to rear. The bungalow has been priced to reflect the need for upgrading and offers the purchaser scope to develop it to their own specification. There is the benefit of gas central heating and UPVC double glazing.

TENURE

Freehold

DIRECTIONS

From the north end of Front Street continue through the market place traffic lights, over the mini roundabout onto Newcastle Road, continue straight over the large junction towards Birtley, at the roundabout turn right onto Vigo Lane take the fifth right turn onto Picktree Lodge, take the fourth left turn and the property is at the end of the cul-de-sac.

ENTRANCE VESTIBULE	6'2" (1.88m) x 5'10" (1.78m)
ENTRANCE HALL	11'11" (3.63m) x 6'2" (1.88m) Airing cupboard, storage cupboard, radiator
LOUNGE	29'7" (9.02m) x 18'4" (5.59m) Feature fireplace & fire, bow window, wall lights, radiator



THROUGH DINING ROOM

Narrows to 10'6" (3.20m)
Patio doors to garden, vertical blinds, radiator





KITCHEN

12' (3.66m) x 11' (3.35m)
Range of wall & base units, co-ordinating worksurfaces, stainless steel sink unit, mixer tap, oven & hob, radiator

UTILITY ROOM

Plumbed for washer, radiator

ADDITIONAL WC

WC, hand basin

BEDROOM 1

14' (4.27m) x 12'2" (3.71m)
Mirrored wardrobes, bow window, radiator



BEDROOM 2

11' (3.35m) x 10'8" (3.25m)
Fitted wardrobes, bow window, radiator

BEDROOM 3

14'7" (4.44m) x 6'2" (1.88)
Radiator





BATHROOM

Full suite in white, separate shower cubicle with thermostatic shower, bath, WC, hand basin, radiator

EXTERNAL

DOUBLE GARAGE

18'8" (5.69m) x 15'3" (4.65m)

PARKING

Long driveway, providing parking for several vehicles

GARDENS

Large lawned garden to front. Large well-stocked gardens to rear and side enjoying south westerly aspect, with matured trees and bushes

GENERAL

Carpets & blinds included. EPC rating D

VIEWING

By appointment with Emmatt Rundle



114 Picktree Lodge

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. 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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