



## Emmerson Square

Thornley DH6 3EB

Offers In The Region Of £110,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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. Intending purchasers 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Emmerson Square

Thornley DH6 3EB



- No chain involved
- EPC RATING - C
- Ideal for FTBs and growing families

- Large corner plot
- Spacious throughout
- Driveway parking

- Sought after location
- Three well proportioned bedrooms
- Close to a primary school

Available for sale with no chain involved, this spacious three bedroom semi detached house is situated in the sought after location of Emmerson Square and enjoys a generous corner plot with driveway. The property is sure to appeal to a range of buyers and early viewing is highly recommended to avoid disappointment.

Having a floor plan comprising of an entrance hall, living room with bay window opening to a dining area, a conservatory with access to the rear garden and fitted kitchen. There is also access to a further ground floor room which should be completed shortly. To the first floor are two double bedrooms, a well proportioned single bedroom and bathroom/WC. Externally there is a driveway for off street parking and gardens to three sides.

## GROUND FLOOR

### Hall

Welcoming hallway entered via UPVC double glazed door. Having stairs leading to the first floor, understairs cupboard, laminate flooring and radiator.

### Open Plan Living and Dining Room

24'9" x 12'4" (7.56 x 3.78)

A spacious open plan living and dining room with

UPVC double glazed bay window to the front, a feature fireplace housing a gas fire, two radiators, laminate flooring and patio doors to the conservatory.

### Conservatory

11'6" x 10'4" (3.51 x 3.17)

An excellent addition to the property with UPVC double glazed windows, tiled flooring and UPVC double glazed french doors to the rear garden.

### Kitchen

10'4" x 8'10" (3.17 x 2.70)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built oven and hob with stainless steel extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the rear, tiled splashbacks, laminate flooring and UPVC door to the side lobby which is still under construction.

## FIRST FLOOR

### Landing

Having a UPVC double glazed opaque window to the side and access to the loft.

### Bedroom One

12'3" x 9'10" (3.75 x 3.00)

Double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Two

10'8" x 9'10" (3.26 x 3.02)

Double bedroom with a UPVC double glazed window to the rear and a radiator.

### Bedroom Three

8'9" x 7'11" (2.69 x 2.42)

Further well proportioned bedroom with a UPVC double glazed window to the front, radiator and storage cupboard which houses the combi gas central heating boiler.

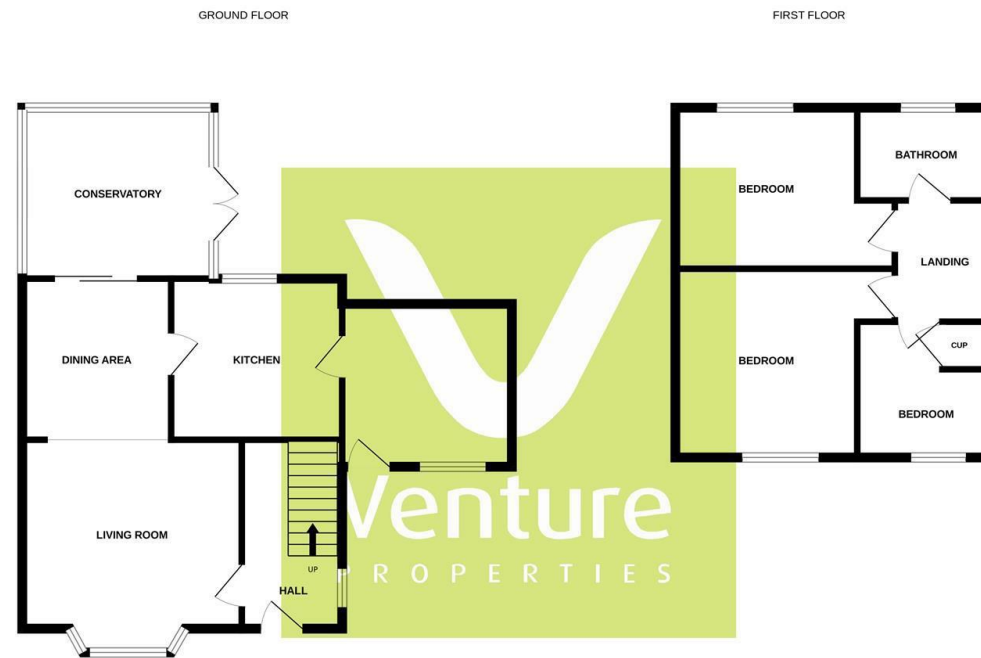
### Bathroom/WC

7'10" x 6'1" (2.40 x 1.86)

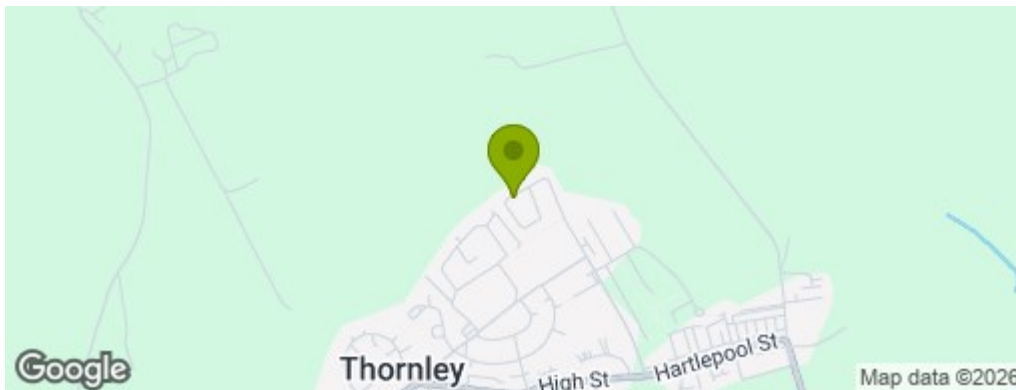
Fitted with panelled bath with mains fed shower over, wash basin and WC inset to a vanity unit. Having fully tiled walls and flooring, a heated towel rail and UPVC double glazed opaque window to the rear.

## EXTERNAL

The property enjoys a generous corner plot with gardens to the front, side and rear, along with a driveway for off street parking.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## Property Information

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