

EMMATT



RUNDLE

ESTATE AGENTS

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



**87 RYDAL ROAD, GARDEN FARM, CHESTER-LE-ST.
DH2 3DS**

3 Bed Semi * Garden Room * GF WC * South Facing Rear Garden

£189,950
(OIRO)

DESCRIPTION

A superbly appointed three bedroom semi-detached house which has been tastefully altered, extended and improved to provide high quality family sized living accommodation. The property is well situated on this ever popular development and enjoys a sunny southerly aspect to rear. There are a number of attractive features including spacious lounge with multi fuel stove, through dining room with French doors leading to garden room, kitchen/breakfast room with integrated appliances, refurbished bathroom with spa bath, additional ground floor WC, together with landscaped south facing rear garden. There is the benefit of gas central heating via combi boiler and UPVC double glazing throughout.

TENURE

Leasehold

DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, at the next roundabout turn left onto West Lane, continue under the railway bridge and turn left at the next mini roundabout, continue past the Spar shop and take the third left turn onto Rydal Road, follow the road round and the property is on the right.

GROUND FLOOR

ENTRANCE HALL

Composite door, spindle staircase, understair cupboard, architectural radiator

LOUNGE

14'3" (4.34m) x 12'7" (3.84m)

Multi fuel burner stove in sandstone fireplace, wall lights, venetian blind, coved ceiling, architectural radiator



THROUGH DINING ROOM

11'7" (3.53m) x 9'10" (3m)

French doors leading to garden room, coved ceiling, architectural radiator

GARDEN ROOM

12'8" (3.86m) x 11'4" (3.45m)

Oak flooring, French doors leading to garden, venetian blinds, downlighters, radiator





KITCHEN

12' (3.66m) x 8'11" (2.72m)

A full range of wall & base units, beech block worksurfaces, anthracite 1½ bowl sink unit, mixer tap, integrated electric hob & double Neff oven, integrated fridge freezer, laminate flooring, tiled splashbacks, roller blinds

BREAKFAST ROOM

8'10" (2.69m) x 7'6" (2.29m)

Architectural radiator



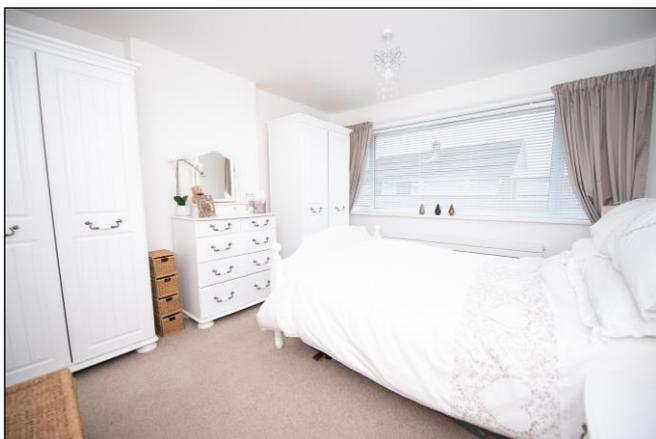
UTILITY ROOM

Plumbed for washer, UPVC door leading to garden

CLOAKROOM

WC & hand basin in vanity unit, tiled splashbacks, venetian blind, extractor fan

FIRST FLOOR



BEDROOM 1

12'6" (3.81m) x 10'11" (2.72m)

Venetian blind, architectural radiator

BEDROOM 2

11'1" (3.38m) x 11' (3.35m)

A range of fitted wardrobes & dressing table, venetian blind, architectural radiator



BEDROOM 3

9'3" (2.82m) x 8'2" (2.49m)

Venetian blind, architectural radiator



BATHROOM

Superbly appointed, WC & hand basin in a range of vanity units, vanity mirror, spa bath with shower screen, combi shower, fully ceramic tiled walls & floor, venetian blinds, UPVC ceiling & downlighters, radiator & towel rail

EXTERNAL

STORAGE ROOM

Roller shutter door

PARKING

Resin driveway for ample parking

GARDENS

Large well-stocked south facing rear garden with lawn, decking, shed, outdoor power point & tap

GENERAL

Solar panels. Carpets & blinds included

VIEWING

By appointment with agent



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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