

EMMATT



RUNDLE

ESTATE AGENTS

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**66 RYDAL ROAD, GARDEN FARM CHESTER-LE-ST.
DH2 3DT**

4 Bed Semi-Detached * Day Room * Garage & Driveway

£210,000
(OIRO)

DESCRIPTION

A spacious four bedroom semi detached house situated in this popular area. The property offers a family sized accommodation with spacious lounge through dining room leading to conservatory, kitchen with integrated appliances, utility room with additional WC. The bedrooms could be easily altered to provide five bedrooms or 4 bedrooms with En-suite. There is the benefit of gas central heating via combi boiler and UPVC double glazing.

TENURE Freehold

DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, take the first exit at the next roundabout onto West Lane, turn left at the second mini roundabout onto Mendip Avenue, continue on this round as it bends sharply to the right, after the bend take the first left onto Rydal Road continue round left bend and the property is on the left hand side.

GROUND FLOOR

ENTRANCE HALL

UPVC door, understairs cupboard, radiator



LOUNGE

14'1" x 12'6" (4.29m x 3.81m)
Feature stove, vertical blind, radiator

THROUGH DINING ROOM

11'3" x 9'11" (3.43m x 3.02m)
Patio doors to conservatory, radiator



CONSERVATORY

9'7" X 8'10" (2.92m x 2.69m)
Radiator, UPVC door to garden

DAY ROOM/STUDY

14'5" x 7'4" (4.39m x 2.24m)

Radiator

KITCHEN

Range of wall & base units in Grey, integrated gas hob & electric double oven, dishwasher, cooker hood, stainless steel sink unit, mixer tap, radiator



GROUND FLOOR CLOAKROOM/UTILITY

WC & hand basin, plumbed for washer

FIRST FLOOR

BEDROOM 1

12'10" x 10'11" (3.91m x 3.33m)

Wardrobes, radiator



BEDROOM 2

11'2" X 11'2" (3.40m x 3.40m)

Radiator



BEDROOM 3

8'11" x 8' (2.72m x 2.44")

Radiator

BEDROOM 4

24'8" X 7'7" (7.52M x 2.31m)

Easily converted to 2 bedrooms or 1 bedroom with ensuite, radiator



BATHROOM

Large shower cubicle with combi shower, rainfall fitting, low level WC, gullwing hand basin in vanity unit, vanity mirror, vertical radiator



EXTERNAL

GARDENS

Front garden has parking for several vehicles enclosed rear lawned garden, patio

GENERAL

Carpets & blinds included

VIEWING

By appointment with Emmatt Rundle

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.
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