

EMMATT



RUNDLE

ESTATE AGENTS

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**29 RYDAL ROAD, GARDEN FARM, CHESTER-LE-ST.
DH2 3DP**

2 Bed Semi-Bungalow * Well-Stocked Gardens * Garage & Driveway

£179,500

DESCRIPTION

A two bedroom semi-detached bungalow situated on this sought-after development offering easy access to shops, bus routes and town centre. The property is well presented throughout and has been tastefully updated and improved by the vendors. There are a number of attractive features including a spacious lounge with bay window, well-appointed kitchen & bathroom, a range of fitted wardrobes to the master bedroom, well-stocked front & rear gardens, together with a long driveway leading to attached garage. There is the benefit of gas central heating via a combination boiler and UPVC double glazing.

TENURE

Freehold

DIRECTIONS

From the south end of Front Street take the fourth exit at the roundabout, at the next roundabout take the first exit onto West Lane, at the second mini roundabout turn left onto Mendip Avenue, continue on this road and take the third left onto Rydal Road, after the bend the property is on the left-hand side.

ENTRANCE HALL

Composite door, radiator



LOUNGE

17'9" (5.41m) x 12'3" (3.73m)

Feature fireplace, bay window, coved ceiling, venetian blind, radiator

INNER HALL

KITCHEN

10'10" (3.30m) x 8'9" (2.67m)

A range of wall & base units, coordinating, worksurfaces, white sink unit, integrated electric oven & hob with extractor canopy, integrated fridge





BEDROOM 1

13'9" (3.96m) x 9'1" (2.77m)

A range of fitted wardrobes, bridging unit & bedside tables, venetian blind, radiator

BEDROOM 2

12'8" (3.86m) x 7'7" (2.31m)

Venetian blind, radiator



BATHROOM

Large walk-in shower with rainfall fitting & hand shower, hand basin & low level WC in vanity unit, vanity mirror, airing cupboard, vertical anthracite towel radiator, ceramic tiled walls, laminate flooring, UPVC ceiling, downlighters, extractor fan

EXTERNAL

GARAGE

Insulated garage door, long life roof, downlighters, UPVC door leading to rear garden

PARKING

Long driveway providing ample off-road parking

GARDENS

Well-stocked & lawned front garden. Well-stocked & lawned rear garden, patio, garden shed & security lighting



GENERAL

Carpets & blinds included, EPC rating C

VIEWING

By appointment with Emmatt Rundle



29 Rydal Road

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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