



**5 Rydal Road, Ferryhill, DL17 8HE**

**£84,999**

We are pleased to offer to the market this three bedroom semi-detached property in Ferryhill, close to locals schools and shops and within walking distance of the town centre. The property has been much improved by the present owners and benefits from gas central heating, double glazing, Has an attractive high gloss kitchen with built in appliances. three good size bedrooms and a modern white family bathroom suite. Outside are lawned garden to the front and enclosed rear garden with patio. Viewing is well recommended for this comfortable family home which is priced within reach of first time buyers.



## Ground Floor

### Entrance Hall

Has UPVC entrance door.

### Lounge 13'10 x 11'11 (4.22m x 3.63m)



Has coved ceiling, central heating radiator, feature fireplace with flame effect electric fire.

### Kitchen/Dining Room 20'0 x 10'3 (6.10m x 3.12m)



Has a range of modern high gloss fitted wall and base units, laminate work surfaces, electric oven and hob, inset stainless steel sink unit with mixer tap, tiled splash backs, UPVC entrance door, laminate flooring to Dining Room and UPVC patio doors leading out onto rear garden.

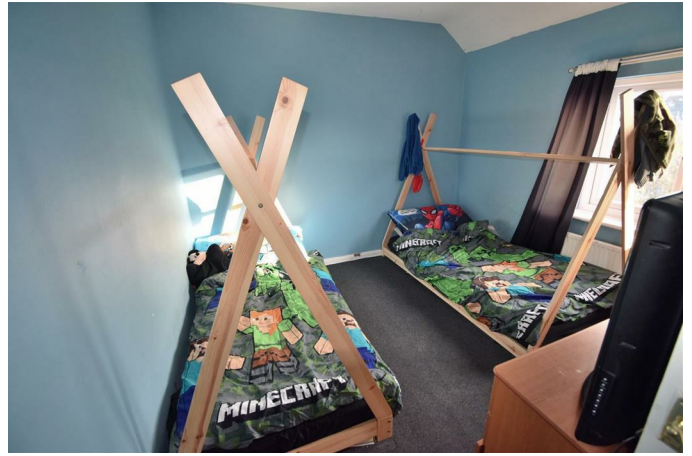
## First Floor

### Bedroom 1 12'1 x 10'11 (3.68m x 3.33m)



Has central heating radiator.

### Bedroom 2 9'4 x 9'9 (2.84m x 2.97m)



Has central heating radiator.

### Bedroom 3 8'11 x 8'11 (2.72m x 2.72m)



Has central heating radiator.

## Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, heated towel radiator, tiled walls and floor and combination gas boiler.

## Exterior



Has gardens to both front and rear with paved patio area.

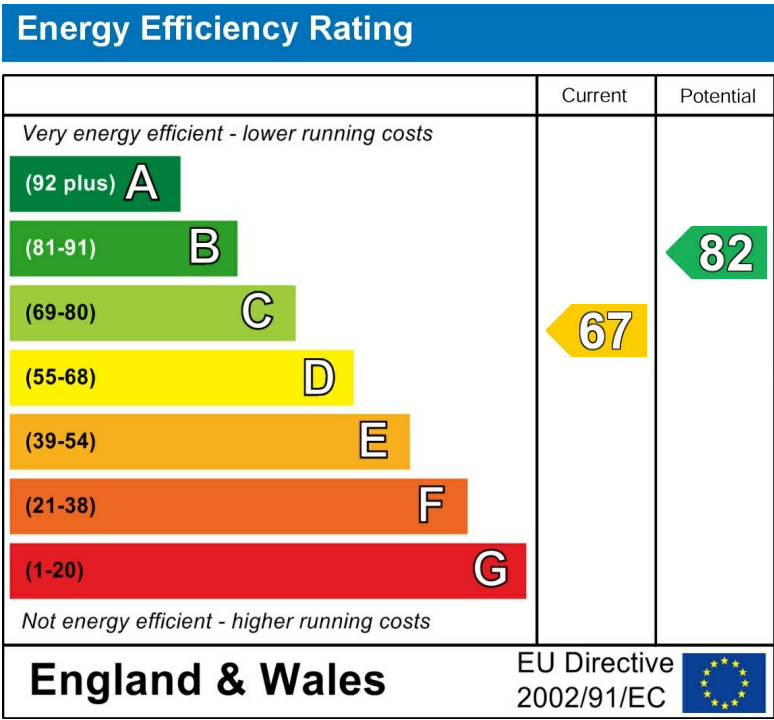
## Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

Area Map



Energy Efficiency Graph



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