



91 Rushyford Drive, Ferryhill, DL17 0EQ

£165,000

We are pleased to offer to the market this three bedroom semi-detached family home on this most sought after development in Chilton. The property has been very well maintained throughout and benefits from gas central heating, double glazing, open plan living area, white family bathroom suite, three good sized bedrooms two with fitted wardrobes, garden and off road parking.

Ground Floor

Entrance



Has composite entrance door.

Downstairs Cloakroom



Has white suite comprising: WC, hand wash basin, part tiled walls, tiled floor and central heating radiator.

Open Plan Lounge/Kitchen 17'7 x 24'3 (5.36m x 7.39m)



Has tiled floor, storage cupboard, bi-folding doors leading out onto rear garden, central heating radiator, staircase leading to the first floor, a range of high gloss fitted wall and base units, laminate work surfaces and upstands, inset stainless steel sink unit with mixer tap, built in electric oven with gas hob, built in microwave, integrated dishwasher and fridge freezer, ceiling spotlights and central heating radiators.

First Floor Landing

Has storage cupboard.

Bedroom 1 9'3 x 10'7 (2.82m x 3.23m)



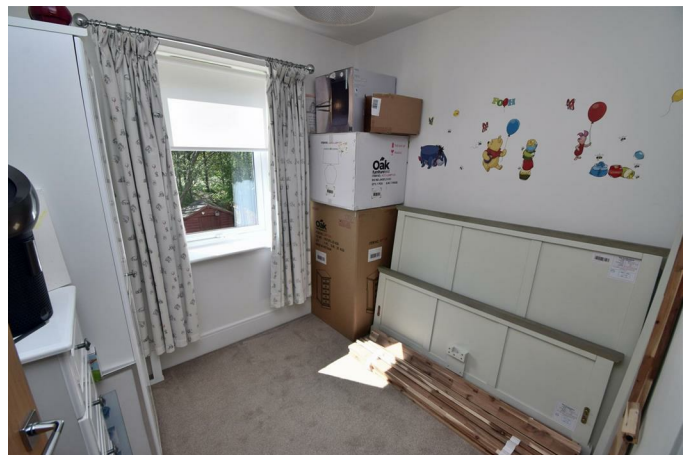
Has fitted wardrobes and central heating radiator.

Bedroom 2 11'4 x 9'3 (3.45m x 2.82m)



Has fitted wardrobes and central heating radiator.

Bedroom 3 7'4 x 8'1 (2.24m x 2.46m)



Has central heating radiator.

Bathroom WC



Has white suite comprising: panel bath, hand wash basin in vanity unit, integrated WC, tiled walls and tiled floor and central heating towel radiator.

Exterior

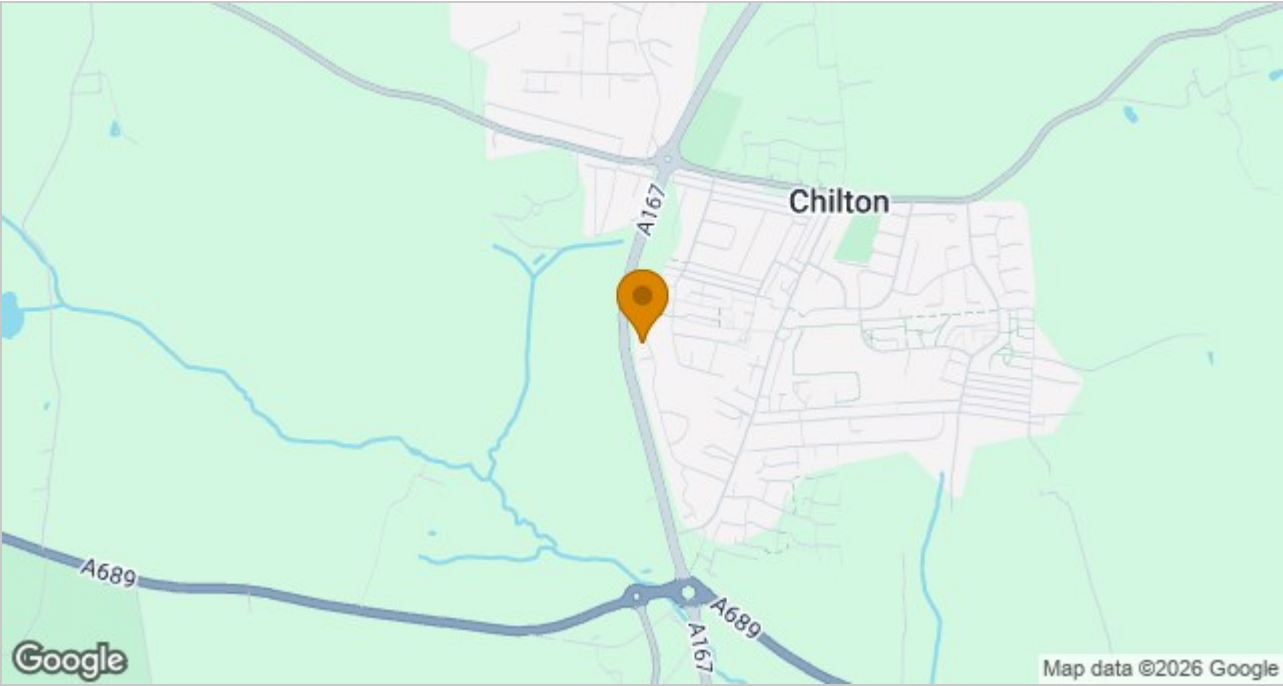


Has Block paved driveway to the front of the property and enclosed rear garden laid to lawn with patio area to the rear.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.