

Rushyford Drive, Chilton, County Durham, DL17 0EQ | Offers in the region of £255,000



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This DETACHED family home is conveniently situated on a popular development ideal for access to the A1 & A689. Originally constructed to a high specification by Avant Homes the property features an entrance hallway, ground floor WC, comprehensively fitted kitchen/dining room and a utility room. There is a large living room overlooking the rear garden with bi-fold doors. The first floor features a principal bedroom with en-suite shower room/WC, 3 further bedrooms and a family bathroom/WC. Externally there is a block paved driveway to the front of the property leading to a detached garage with sizeable enclosed gardens to the rear which enjoy a good degree of privacy.







- Detached
- Built to a high specification by Avant Homes
- Fitted kitchen/dining room with integrated appliances
 - Utility room
- Large living room with bi-fold doors
 - Ground floor WC
 - En-suite shower room/WC
 - Driveway
 - Detached garage
- Excellent location for commuter with good access to the A1 & A689

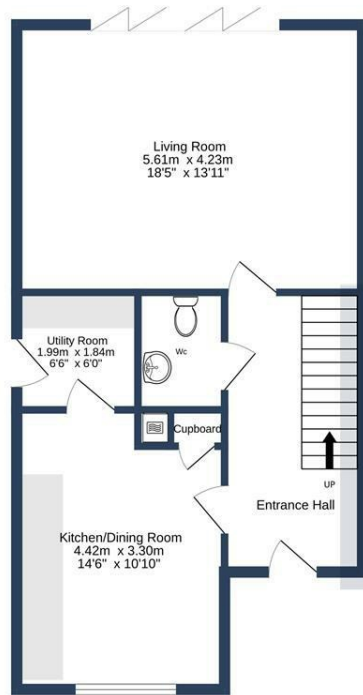
Agents Notes





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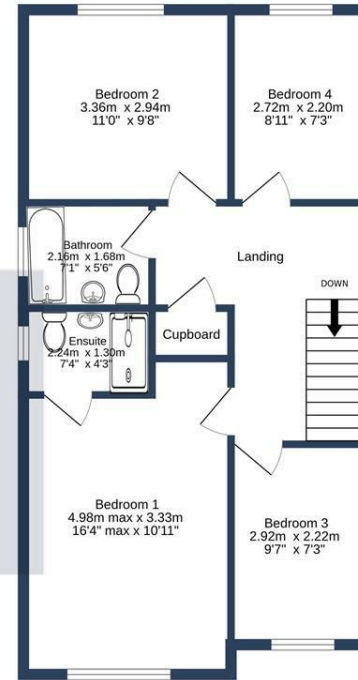




GROUND FLOOR
72.5 sq.m. (780 sq.ft.) approx.



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1ST FLOOR
57.2 sq.m. (615 sq.ft.) approx.

RUSHYFORD DRIVE, CHILTON. DL17 3EQ.

TOTAL FLOOR AREA: 129.7 sq.m. (1396 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

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