



Rydal Road, Garden Farm, DH2 3DP
2 Bed - Bungalow - Semi Detached
£165,000

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Presented to the market with no onward chain, this generously proportioned and strategically located 2-bedroom semi-detached bungalow awaits its new owners. Nestled in a coveted locale, boasting convenient access to local amenities such as shops, bus routes, and the town centre, this property stands as a gem waiting to be discovered.

Internally, the accommodation comprises a welcoming hallway, a lounge adorned with a walk-in bay window, two spacious double bedrooms, a shower room, and a kitchen. Additionally, the property offers the convenience of a garage/utility room.

Externally, the property boasts ample driveway parking to the front and a private garden to the rear, providing an idyllic retreat for outdoor leisure and relaxation.

Hallway**Lounge**

18'4" x 12'1" (5.6 x 3.7)

Kitchen

10'9" x 8'10" (3.3 x 2.7)

hower Room

7'6" x 6'2" (2.3 x 1.9)

Bedroom One

15'1" x 8'10" max (4.6 x 2.7 max)

Bedroom Two

12'1" x 7'10" (3.7 x 2.4)

Garage / Utility

20'8" x 7'10" (6.3 x 2.4)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold - 999 year lease. 936 years remaining,

Ground rent £9pa

Council Tax: Durham County Council, Band B approx £1,714 pa

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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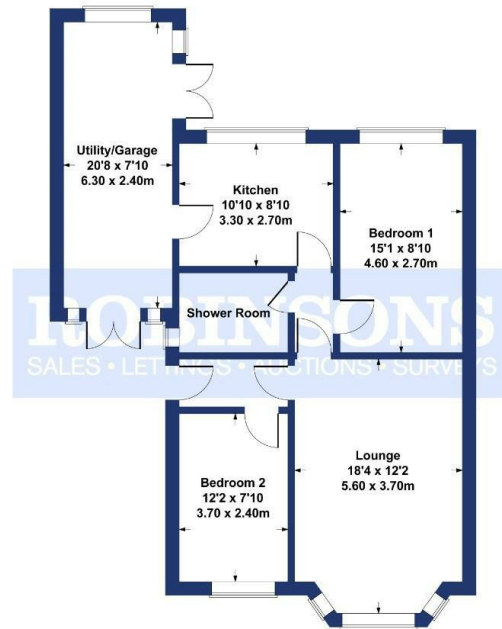
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rydal Road
Approximate Gross Internal Area
840 sq ft - 78 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		70	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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