



**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



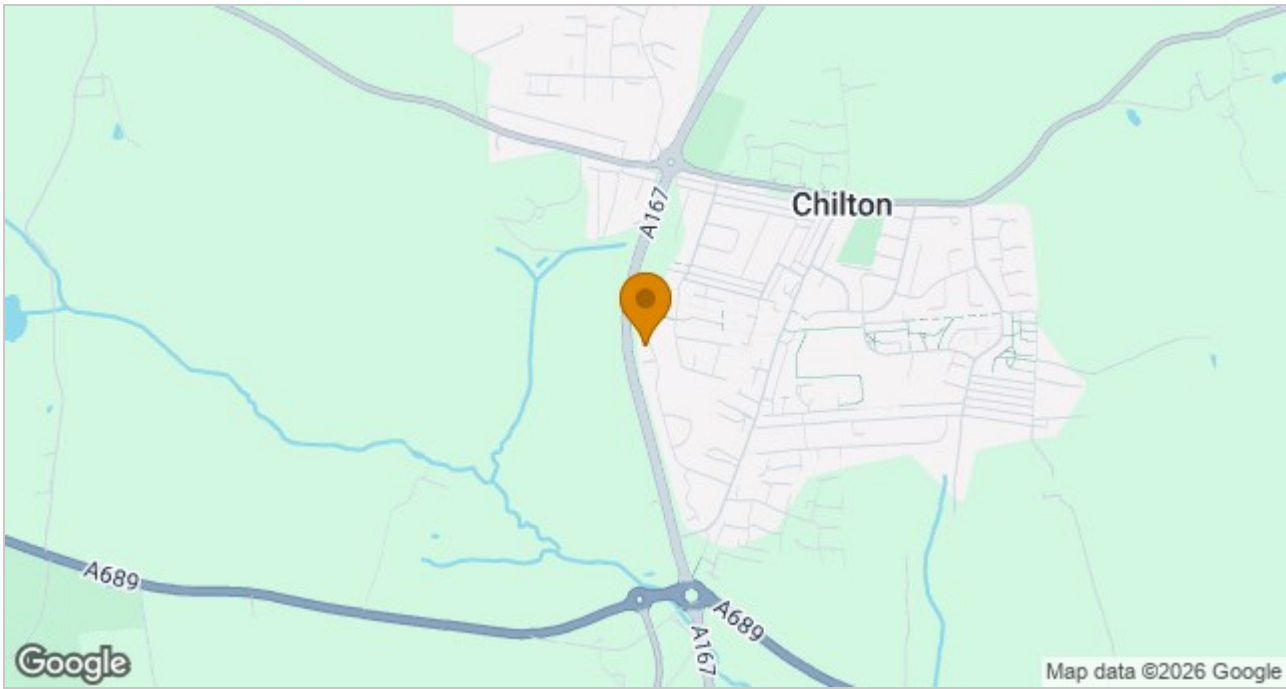
Has Block paved driveway to the front of the property and enclosed rear garden laid to lawn with patio area to the rear.

### 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


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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

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

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