

Rydal Drive

Crook DL15 8NS

Chain Free £85,000

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.









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Rydal Drive

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- Two Bedroom Semi Detached Home
- EPC Grade D
- Ideal Family Home
- CHAIN FREE
- Corner Plot
- Lounge/Diner
- Conservatory
- Garden front , Side & Rear
- Popular Location

A great two-bedroom semi-detached house presents an excellent opportunity for those seeking a family home. The property boasts a good-sized corner plot, providing ample outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining guests. The layout is both practical and inviting, making it easy to envision family gatherings and cosy evenings in. The house features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the conservatory at the rear, which floods the home with natural light and creates a perfect spot for enjoying morning coffee or unwinding after a long day. This additional living space enhances the overall appeal of the home, allowing for versatile use throughout the seasons.

Being chain-free, this property offers a smooth transition for potential buyers, making it an attractive option for those looking to move in without delay. With its ideal location and family-friendly layout, this semi-detached house on Rydal Drive is a wonderful opportunity for anyone looking to establish their roots in a welcoming community. Don't miss the chance to make this charming house your new home.

GROUND FLOOR

Entrance Hallway
Having upvc front entrance door, central heating radiator and stairs rising to first floor.

Lounge/Dining Room
19'10" x 10'11" (6.067 x 3.348)
Having feature fireplace housing electric fire, central heating radiator, upvc double glazed window to front and sliding patio doors to conservatory.

Conservatory
9'7" x 7'11" (2.946 x 2.416)
Having tiled flooring and upvc double glazed windows and door to garden.

Kitchen
12'5" x 6'11" (3.798 x 2.110)
Fitted with wall and base units having contrasting work surfaces over, integrated electric oven and hob, plumbing for washing machine, built in fridge and freezer, stainless steel sink unit, rear entrance door and central heating radiator.

FIRST FLOOR

Landing
Having upvc double glazed window to side and loft hatch.

Bedroom One
14'4" x 9'2" (4.375 x 2.810)
With a range of fitted bedroom furniture, storage cupboard housing gas boiler, central heating radiator and two upvc double glazed windows to front.

Bedroom Two
10'7" x 9'11" (3.230 x 3.045)
Having fitted wardrobe, central heating radiator and upvc double glazed window to rear.

Bathroom/WC
Fitted with a panelled bath having electric shower over, wc, wash hand basin, central heating radiator and upvc double glazed window to rear.

Externally
Externally to the front is a enclosed garden which is gravelled , to the side is a further garden and good sized outhouse having power and a coal house , the gardens leads around to a further enclosed garden area at the rear.

Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband:
Ultrafast Highest Available Broadband Speed 10000 Mbps Highest Available Upload Speed 10000 Mbps

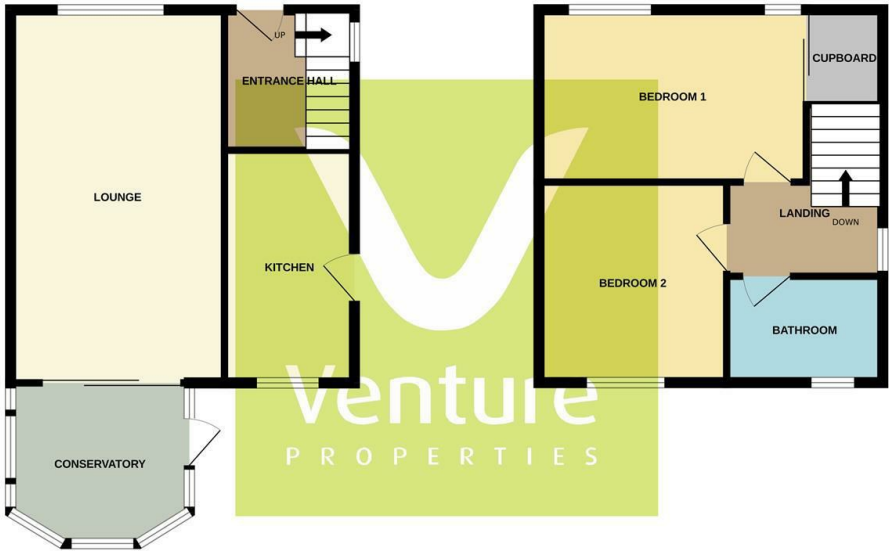
Mobile Signal/coverage: Good with providers EE, O2, Three and Vodafone, although we do suggest you contact your provider.
Council Tax: Durham County Council, Band: A Annual price: £1668.44 (Maximum 2026)
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water. Very low risk from rivers and seas.
Disclaimer
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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/9038-3064-7203-6116-6204

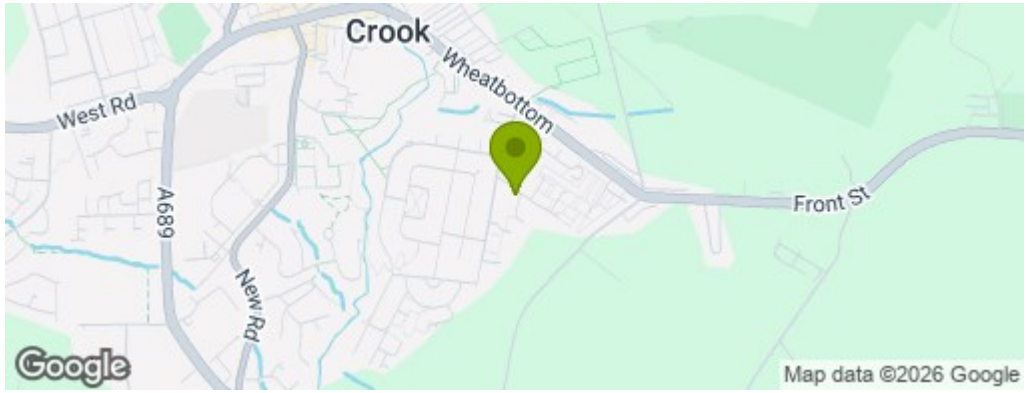
EPC Grade D expires 2036

GROUND FLOOR

1ST FLOOR



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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Property Information

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