



Rydal Grove, West Auckland
Bishop Auckland



Offers Over £170,000



4 Rydal Grove

West Auckland, Bishop Auckland

We are delighted to offer to the market this well-presented and deceptively spacious three-bedroom semi-detached family home.

The internal accommodation briefly comprises an entrance porch leading into a reception hallway, a well-proportioned lounge, dining room, and a well-equipped kitchen.

To the first floor, there are three generously sized bedrooms and a family bathroom.

Externally, the property enjoys gardens to both the front and rear. An attached garage together with a driveway provides ample off-road parking.

In our opinion, this property would make an ideal family home. It is situated within a sought-after development and conveniently located close to Bishop Auckland, offering easy access to a comprehensive range of schools, shopping facilities, and recreational amenities.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack



Hallway

Hallway (main): 11'6" × 6'1" (3.52 × 1.87 m) Hallway (entrance): 2'3" × 6'2" (0.71 × 1.88 m)

Lounge

14'6" × 11'5" (4.43 × 3.49 m)

Dining Room

10'6" × 8'8" (3.22 × 2.66 m)

Kitchen

8'2" × 18'5" (2.50 × 5.64 m)

Garage

16'10" × 8'9" (5.15 × 2.67 m)

Landing

7'7" × 6'0" (2.31 × 1.84 m)

Bedroom 1

11'10" × 10'6" (3.63 × 3.21 m)

Bedroom 2

10'4" × 8'11" (3.17 × 2.74 m)

Bedroom 3

8'10" × 7'0" (2.70 × 2.16 m)

Bathroom

5'5" × 8'8" (1.67 × 2.65 m)





FRONT GARDEN

REAR GARDEN

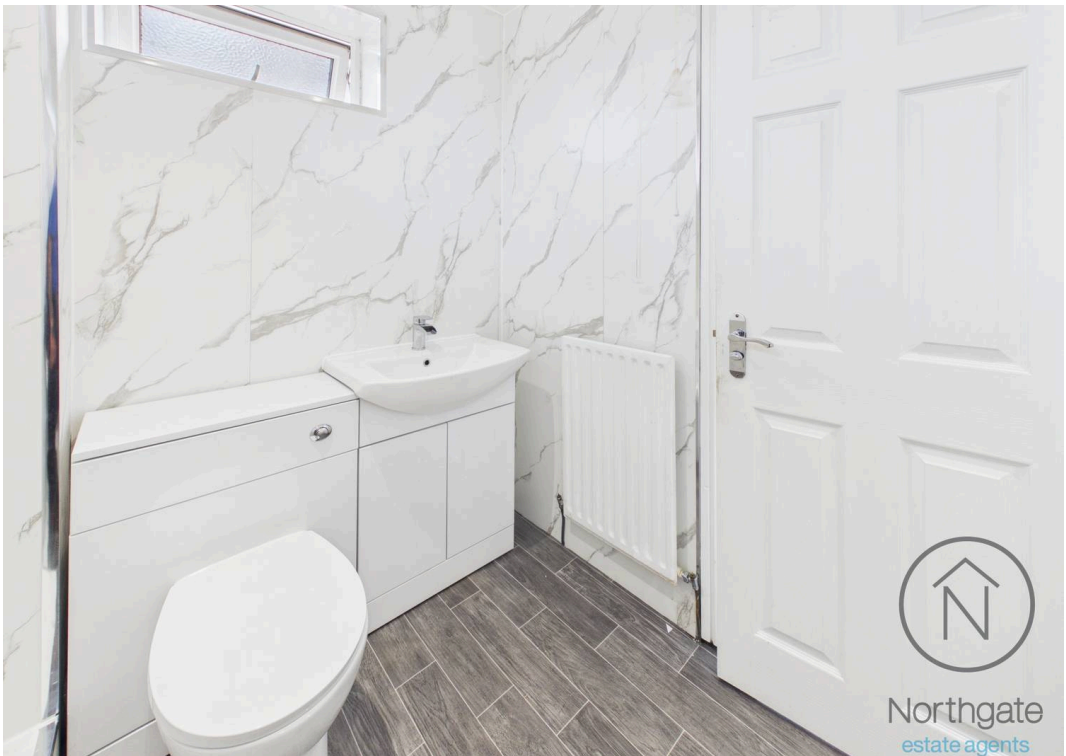
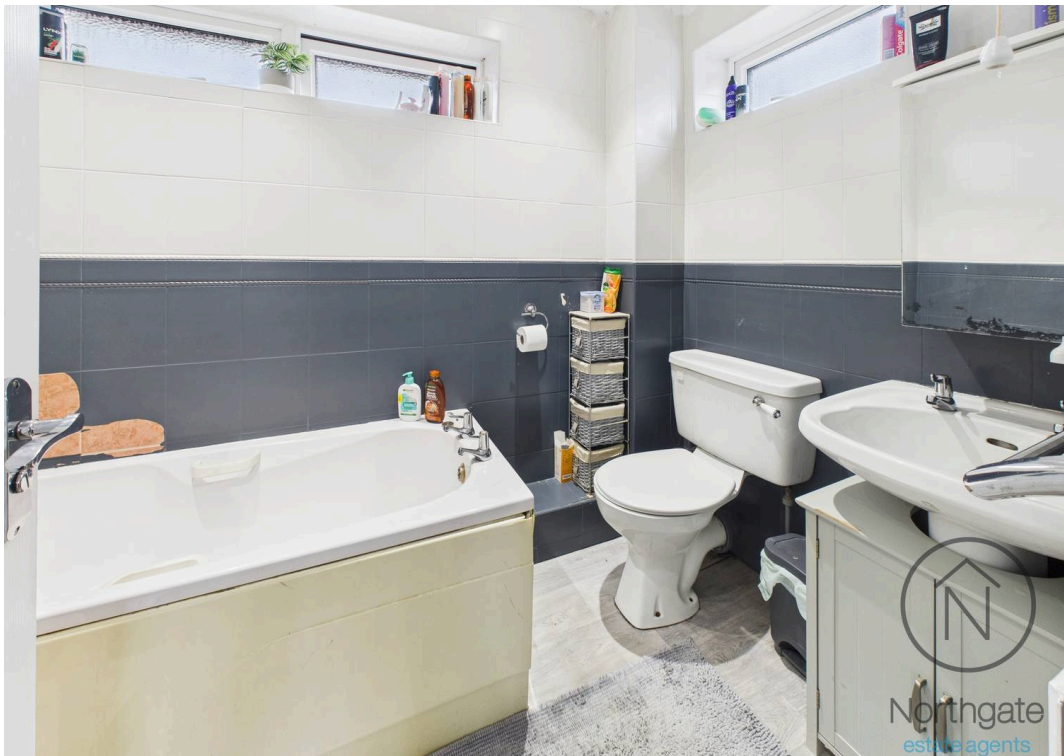
GARAGE

Single Garage

DRIVEWAY

1 Parking Space







Northgate
estate agents



Ground Floor

Approximate total area⁽¹⁾

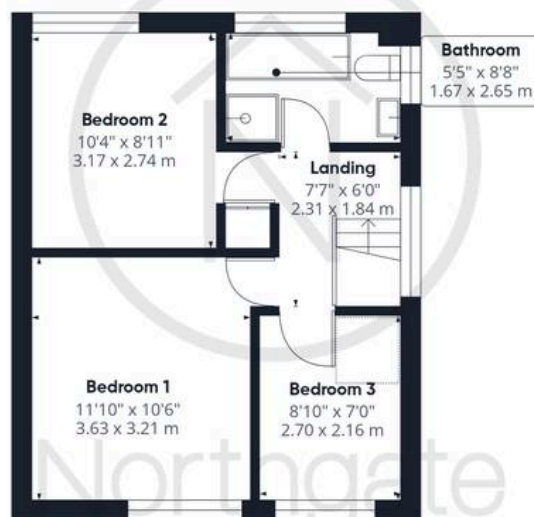
1032 ft²

95.9 m²

Reduced headroom

14 ft²

1.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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