



Rydal Close, Sacriston, DH7 6DG
2 Bed - House - Terraced
£79,995

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Lovely Starter or Family Home ** Modern Fitted Kitchen **
Garden & Garage ** Formerly 3 Bedrooms / Converted to 2 **
GCH & Upvc Double Glazing ** Village Location ** Outskirts of
Durham & Chester Le Street ** Good Road Links **

The floor plan comprises: entrance porch, comfortable lounge,
rear lobby/reception space, lovely fitted kitchen and dining
room. The first floor has two double bedrooms (formerly three
bedrooms) and family bathroom/wc which has a white suite and
separate shower cubicle. Outside there is a pleasant front
outlook over the green, whilst the rear has an enclosed garden
and single garage.

Rydal Close is within walking distance to a range of local shops
and amenities which are available within the village, with a more
comprehensive range of shopping and recreational facilities and
amenities available within nearby Chester-le-Street and
Durham. Sacriston is well placed for commuting purposes as it
lies a short drive from the A(167) Highway which provides good
road links to other regional centres.

Entrance Porch

6'0 x 4'08 (1.83m x 1.42m)

Lounge

14'01 x 16'11 (4.29m x 5.16m)

Lobby/Reception

8'01 x 8'07 (2.46m x 2.62m)

Kitchen Diner

17'03 x 10'03 (5.26m x 3.12m)

First Floor**Bedroom**

17'05 x 10'09 (5.31m x 3.28m)

Bedroom

10'03 x 9'04 (3.12m x 2.84m)

Bathroom/WC

7'07 x 7'01 (2.31m x 2.16m)

Tenure - Freehold

Council Tax Band A - Approx. £1381 PA



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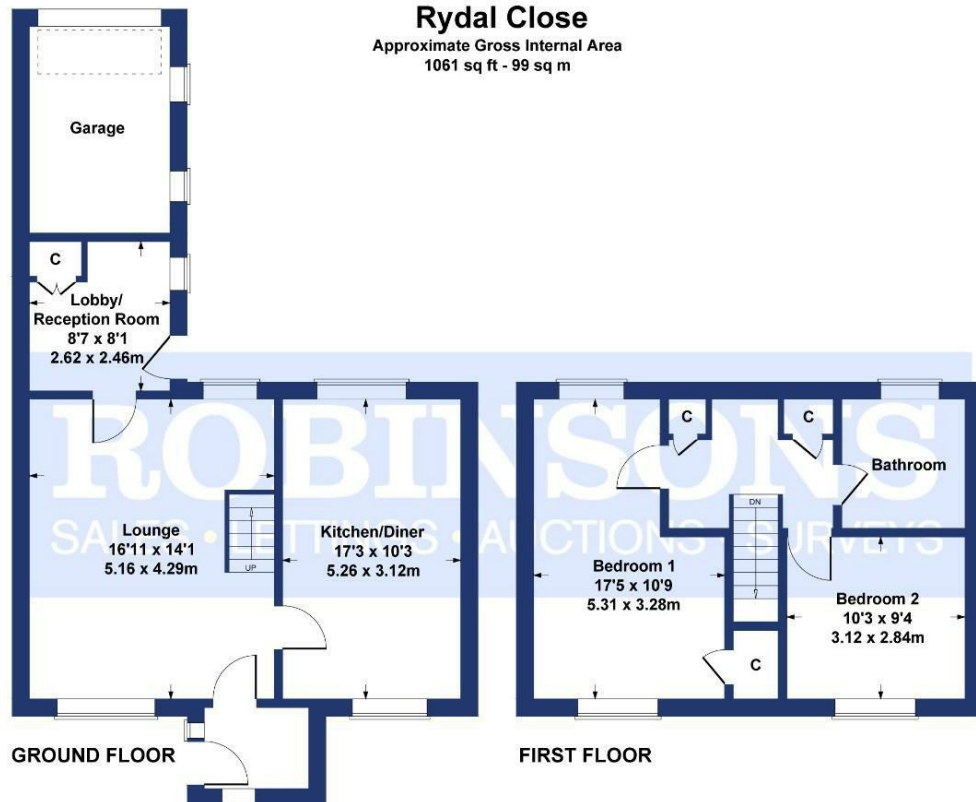
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rydal Close

Approximate Gross Internal Area
1061 sq ft - 99 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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		67	87
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	88
EU Directive 2002/91/EC			

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