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Middridge Road
Rushyford, DL17 0NH

Offers in the region of £185,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

Occupying a lovely semi-rural location within this conveniently placed hamlet, this 3 BEDROOM semi-detached property features a lounge with solid fuel stove, open plan fitted kitchen/dining room, 3 first floor bedrooms and a family bathroom/WC. Externally there is an enclosed garden to the rear overlooking fields with driveway to the front. Equipped with gas central heating to radiators and uPVC double glazing the property is ideally located for access to the nearby A167, A689 and A1(M).





- Semi detached
- Lounge with solid fuel stove
- Conservatory
- Driveway
- Convenient semi-rural location close to A167 and A689
- 3 bedrooms
- Fitted kitchen/dining room
- Rear garden overlooking adjoining field
- uPVC double glazing & GCH, (rads)
- Viewing advised

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

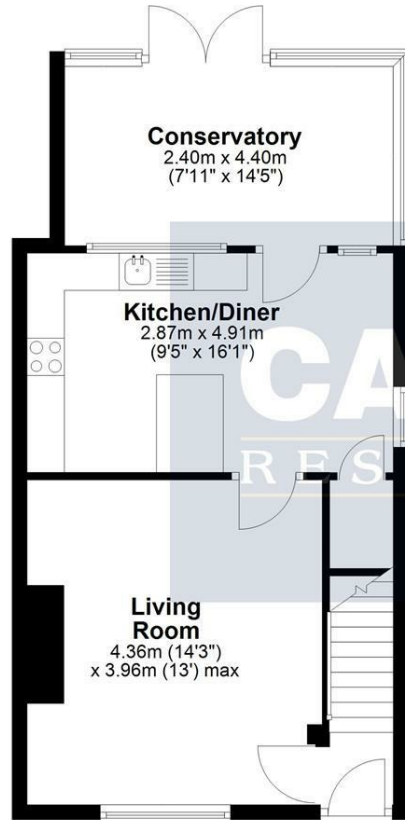
uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

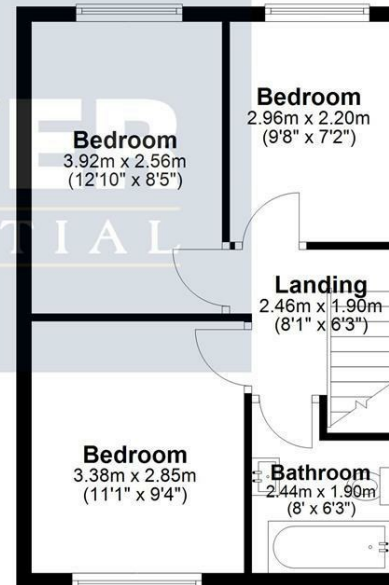
Ground Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 82.8 sq. metres (891.7 sq. feet)

2 Midridge Road, Rushyford

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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MAB 6202



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