



Middridge Road, Rushyford
Ferryhill



Offers in Region of £180,000



2 Middridge Road

Rushyford, Ferryhill

Set in a pleasant semi-rural location, this attractive three-bedroom semi-detached home offers a fantastic blend of countryside outlooks and convenient access to major road links. Ideal for families, couples, or first-time buyers, the property features a cosy living room with a solid fuel stove and a spacious open-plan kitchen/dining area, perfect for modern day living.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom with WC. The home benefits from gas central heating and uPVC double glazing, offering both comfort and energy efficiency.

Externally the enclosed rear garden enjoys open views across surrounding fields, creating a private outdoor retreat. A driveway at the front provides off-road parking. With excellent access to the A167, A689, and A1(M), the property is well placed for commuting while still enjoying a peaceful setting.

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 which will be billed at £360 inc VAT upon completion.



Hallway

3'6" x 3'6" (1.07m x 1.09m)

Lounge

12'10" x 14'2" (3.93m x 4.33m)

Kitchen

16'0" x 9'4" (4.89m x 2.85m)

Conservatory

14'9" x 8'0" (4.50m x 2.46m)

Landing

4'6" x 5'8" (1.38m x 1.74m)

Bedroom 1

8'3" x 12'7" (2.53m x 3.84m)

Bedroom 2

9'4" x 11'0" (2.86m x 3.38m)

Bedroom 3

7'5" x 9'5" (2.28m x 2.88m)

Bathroom

7'5" x 9'5" (2.28m x 2.88m)





FRONT GARDEN

REAR GARDEN

OFF STREET

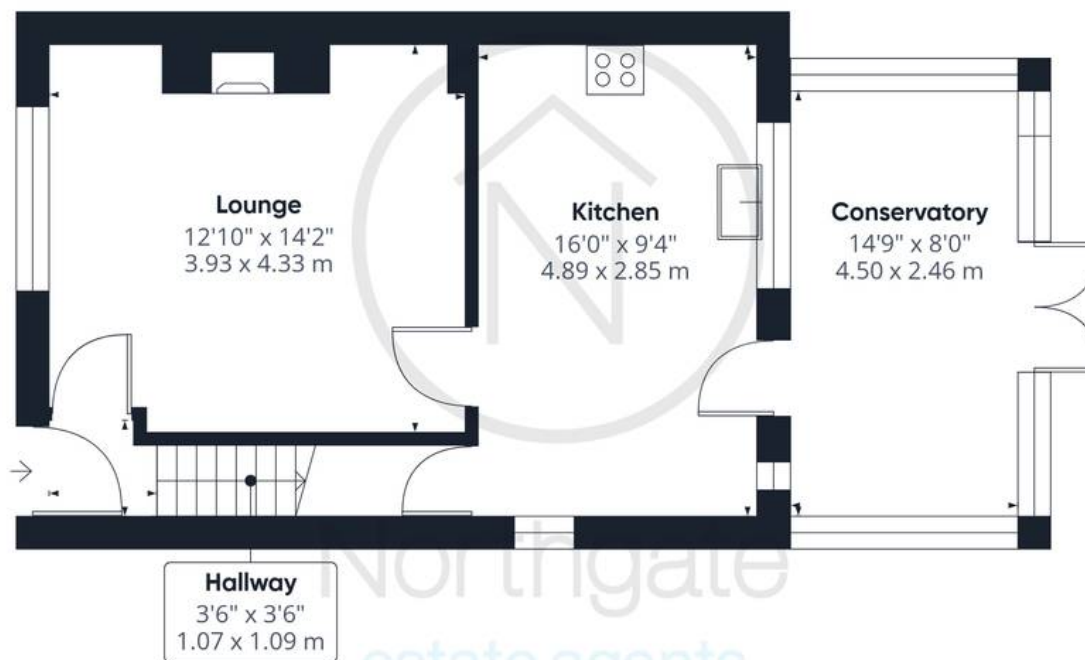
2 Parking Spaces







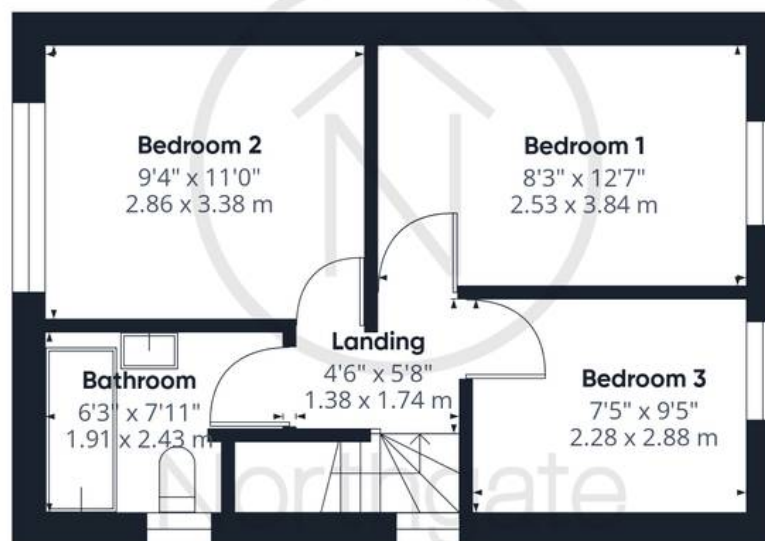
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Approximate total area⁽¹⁾

829 ft²

77 m²



(1) Excluding balconies and terraces

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

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