



Rydal Grove, West Auckland  
Bishop Auckland



Offers in Region of £180,000





## 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.

Council Tax band: B

Tenure: Freehold

- 3 Bedroom Semi Detached House
- Lounge | Separate Dining Room | Spacious Kitchen
- Cul-De-Sac | Sought After Location
- Spacious Bedrooms | Family Bathroom
- Garage & Gardens
- Energy Performance Certificate: TBC





### 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**

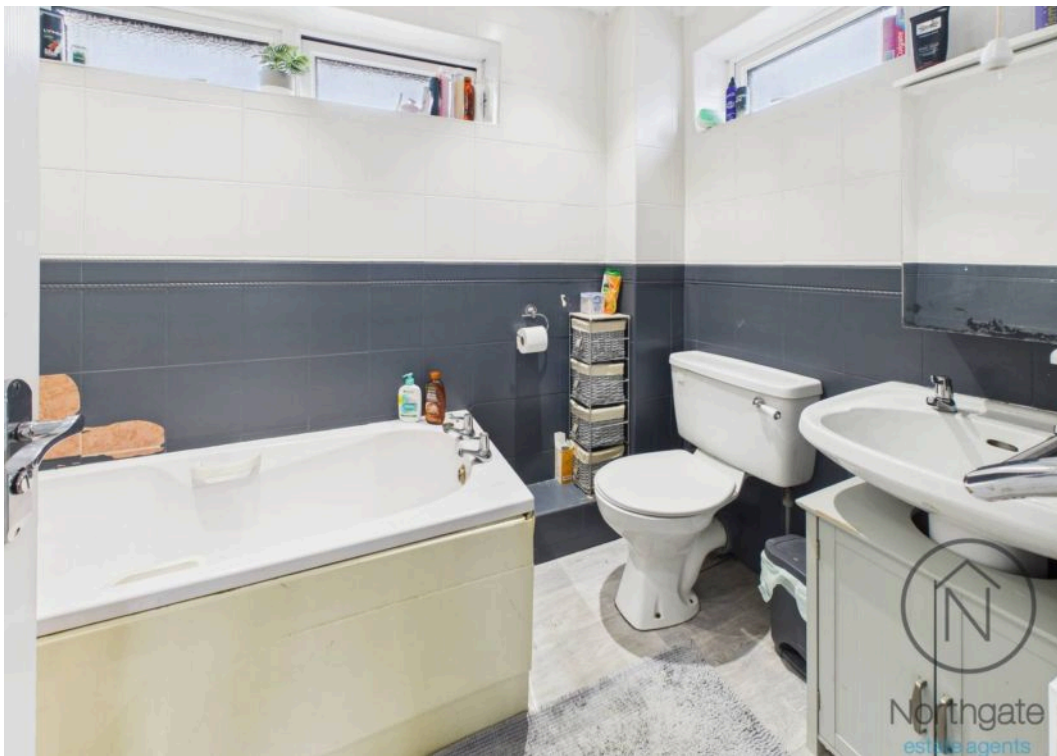
Single Garage

**DRIVEWAY**

1 Parking Space









Northgate  
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Ground Floor

**Approximate total area<sup>(1)</sup>**

1032 ft<sup>2</sup>

95.9 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>



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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