



Rydal Avenue, South Moor, DH9 7QW  
1 Bed - Bungalow - Terrace  
£47,500

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## Rydal Avenue South Moor, DH9 7QW

\* NO UPPER CHAIN \* PLEASANTLY SITUATED OVERLOOKING COMMUNAL GREEN \* ONE BEDROOM COTTAGE STYLE BUNGALOW \* VILLAGE LOCATION CLOSE TO AMENITIES \* GAS CENTRAL HEATING AND DOUBLE GLAZING \* EARLY VIEWING ADVISED \*

Occupying a pleasant position overlooking a communal green, this one bedroom terraced bungalow is offered for sale with no onward chain and will appeal to a range of buyers. The property is conveniently located close to local amenities and benefits from good access to public transport and main road links.

The floorplan comprises an entrance lobby, large lounge, double bedroom, kitchen, rear lobby, shower room and side porch. Externally, there are communal gardens to the front and a rear yard providing outdoor space.

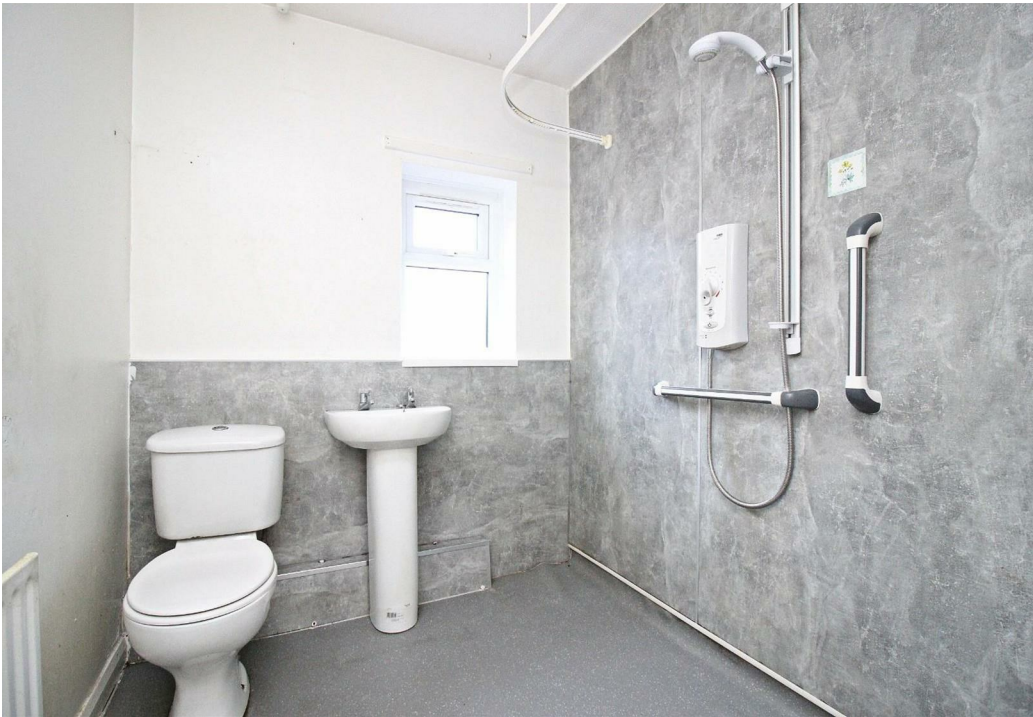
South Moor is a village within the Stanley area, offering a range of everyday amenities including shops, takeaways, and regular bus services. Stanley town centre is close by and provides a wider selection of supermarkets, leisure facilities and services, while Consett and Chester le Street are also within easy reach. The area benefits from good transport links via the A693 and A1(M), making commuting to Durham, Newcastle and surrounding towns straightforward. Nearby countryside and walking routes further enhance the appeal, offering a balance of convenience and outdoor lifestyle.















## Entrance Porch

## Lounge

## Kitchen

## Bedroom

## Rear Lobby

## Bathroom

## EXTERNAL

Externally there are communal gardens, and a rear yard.

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 62 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A approx £1,469pa

Energy Rating: C



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Rydal Avenue

Approximate Gross Internal Area  
606 sq ft - 56 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. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78
		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

