



Rushyford Drive, Chilton, County Durham  
Offers in the region of £155,000

**Vickers  
&Barrass**  
Est. 1973  
Land and Estate Agents

# Rushyford Drive Chilton

Vickers and Barrass are pleased to offer for sale this beautifully presented three bedroom semi-detached property located in the town of Chilton, County Durham.

## LOCATION

Chilton town centre is within walking distance of the property offering a range of shopping and recreational facilities including a Sainsbury's Local, Post Office, pharmacy, hairdressers and public houses. Chilton primary school is located less than 1 mile away. The larger town centres of Ferryhill, Newton Aycliffe and Bishop Auckland are located close-by offering wider facilities including secondary schools and colleges.

The Historic City of Durham is located approximately 8.5 miles north of the property. The city centre benefits from river walks and the world-famous heritage site of Palace Green surrounded by historic buildings such as Durham Cathedral and Durham Castle. Large retail shopping facilities are available at Durham Retail Park and the Arnison Centre. Rail links are available at Newton Aycliffe and Bishop Auckland with main line rail links at Durham City Railway Station.

## Approximate Distances

Ferryhill - 2 miles  
Newton Aycliffe - 5 miles  
Bishop Auckland - 6 miles  
Durham City - 8.5 miles  
Newcastle Upon Tyne - 29 miles

## GROUND FLOOR

### Entrance Hall

2.25m x 1.31m

Front entrance door with side window and central heating radiator.

### Cloak Room

1.73m x 1.57m

Comprising W.C., pedestal wash hand basin, central heating radiator, window, fully tiled walls and flooring.

### Open Plan Living/Dining/Kitchen

7.32m maximum x 5.39m maximum

Spacious open plan living accommodation with fully tiled flooring, two central heating radiators, under stairs storage cupboard with storage and plumbing for washing machine, bi-folding doors leading to the rear garden and staircase to the first floor.

### Kitchen Area (within living space)

2.25m x 1.95m

The kitchen area comprises a range of modern hi-gloss wall and base units with contrasting work surfaces over, stainless steel sink drainer unit, gas hob, built-in appliances including electric oven, microwave, dishwasher and fridge freezer.

## FIRST FLOOR

### Landing

Open spindle balustrades and handrail, side window, storage cupboard housing gas combination boiler and loft access hatch to ceiling.

## Bedroom One

3.21m x 2.81m

Located to the front elevation with built-in wardrobes, central heating radiator and window.

## Bedroom Two

3.41m x 2.27m

Located to the rear elevation with built-in wardrobes, central heating radiator and window.

## Bedroom Three

2.27m x 2.23m

Central heating radiator and window.

## Family Bathroom

2.40m x 1.71m

Fully fitted contemporary bathroom suite comprising wall mounted wash hand basing with vanity unit, w.c., bath with mains fed waterfall shower over and separate hand held shower. Fully tiled walls and flooring, extractor fan and window.

## EXTERNAL

### Front Garden

Fully block paved driveway with parking for several vehicles. Gated side access to the rear garden.

### Rear Garden

Spacious fully enclosed garden laid mainly to lawn with paved patio, timber shed, outside water tap and gated access to the front.

## BOUNDARIES

The vendor will only sell such interest if any, as they have in the boundary walls to the property.

## RIGHTS OF WAY

There are no known public rights of way running over the property.

## MINES AND MINERALS

The mines and minerals are excepted and reserved.

## TENURE

Following an internet land registry search (search-property-information.service.gov.uk) the property is registered freehold.

## SERVICES

The property is served by mains electricity, gas central heating, mains water and drainage systems.

## COUNCIL TAX

Council tax band B

Further information in relation to council tax can be obtained by contacting the local authority Durham Council [www.durham.gov.uk](http://www.durham.gov.uk)

## COSTS

Each party is to bear their own costs.

## VIEWING

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

## WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit [what3words.com](http://what3words.com) or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property. //good.duty.newlywed

## PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

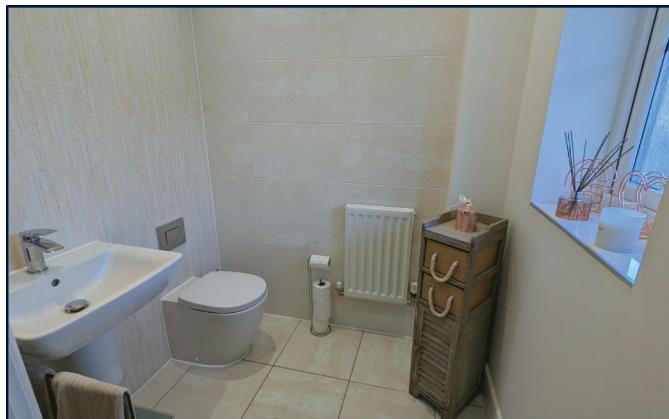
Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

## NOTES

Particulars prepared - January 2023

Photographs - December 2022, November 2022

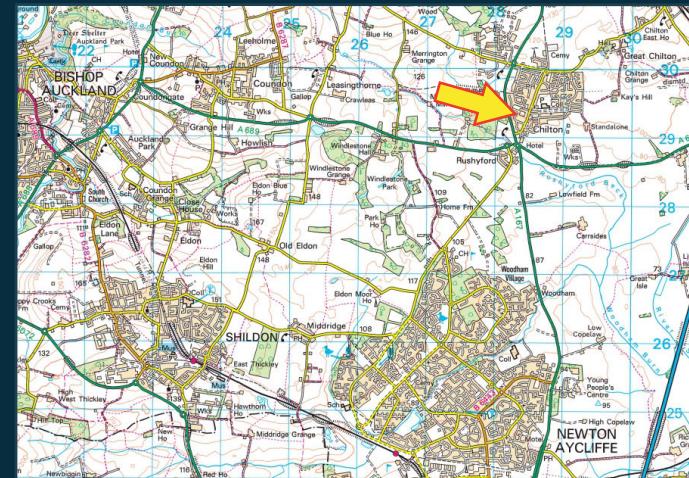




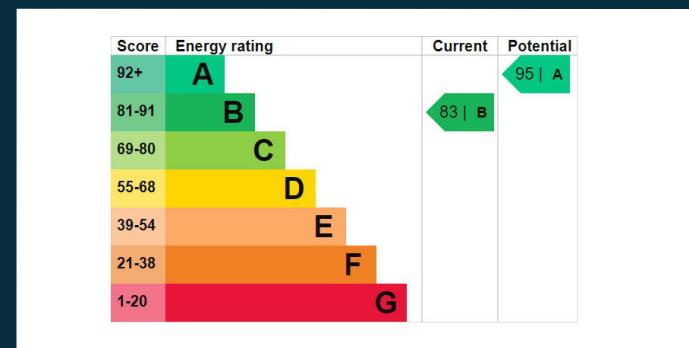




## LOCATION PLAN



## ENERGY PERFORMANCE CERTIFICATE



Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.



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