



Widcombe Walk, Ferryhill

Ferryhill



In Excess of £140,000



29 Widcombe Walk

Ferryhill, Ferryhill

Offers invited between £140,000 to £145,000

Situated within a popular location of Ferryhill, this three-bedroom semi-detached dormer home offers a perfect blend of living and comfort. The property features a welcoming entrance hall leading to a kitchen, a spacious living room, and a dining room with patio doors opening to the rear garden. Bedroom one and its adjacent dressing room, along with a convenient wet room, are located on the ground floor for easy accessibility. Ascending to the first floor reveals two additional cosy bedrooms, completing the living quarters of this home.

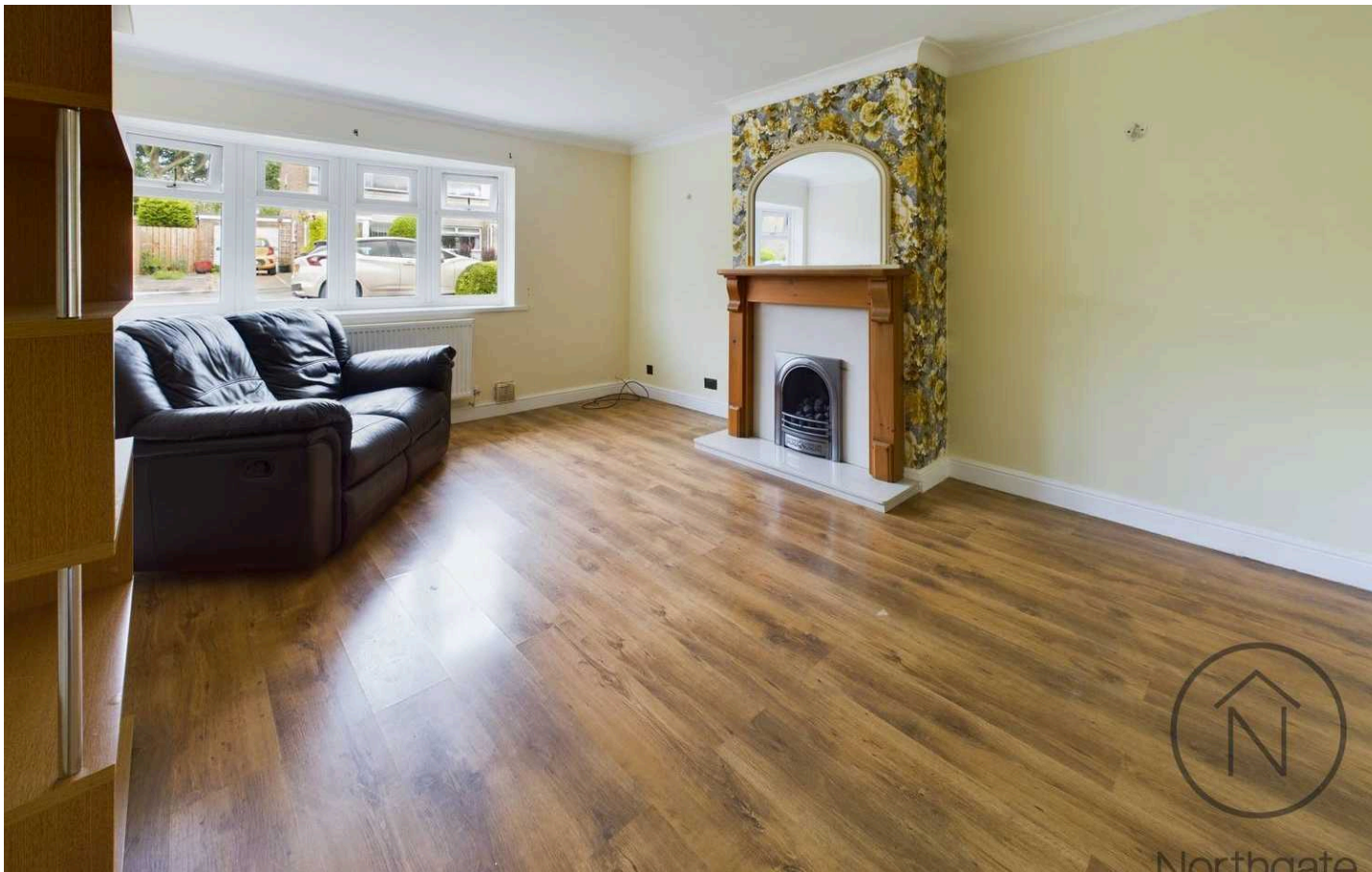
The external spaces of this property are equally impressive, with gardens adorning both the front and rear of the residence. The outdoor areas offer a blend of lawns, decking areas perfect for outdoor entertainment, and planted borders adding a touch of natural beauty. A single garage with an up and over door provides ample storage space. Furthermore, a mobility access ramp is discreetly positioned to the side of the property, offering ease of movement for those with specific needs. The ramp can be easily removed upon request, allowing for versatile living options.

This charming, well-maintained home features UPVC double glazed windows, gas central heating throughout and is waiting for your personal touch to make it truly yours

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi-Detached Dormer Bungalow
- Entrance hall, kitchen, living room, Dining room with patio doors to rear garden



Entrance Hallway:

5'0" x 7'3" (1.54 x 2.22 m)

Kitchen:

11'0" x 7'3" (3.21 x 2.24 m)

Living Room:

16'0" x 12'0" (4.79 x 3.65 m)

Dining Room:

15'0" x 8'10" (4.61 x 2.72 m)

Bedroom One:

9'0" x 10'4" (2.67 x 3.18 m)

Dressing Room:

5'0" x 3'10" (1.60 x 1.19 m)

Bathroom:

6'0" x 6'2" (1.88 x 1.89 m)

First Floor Landing:

2'0" x 2'10" (0.71 x 0.89 m)

Bedroom Two:

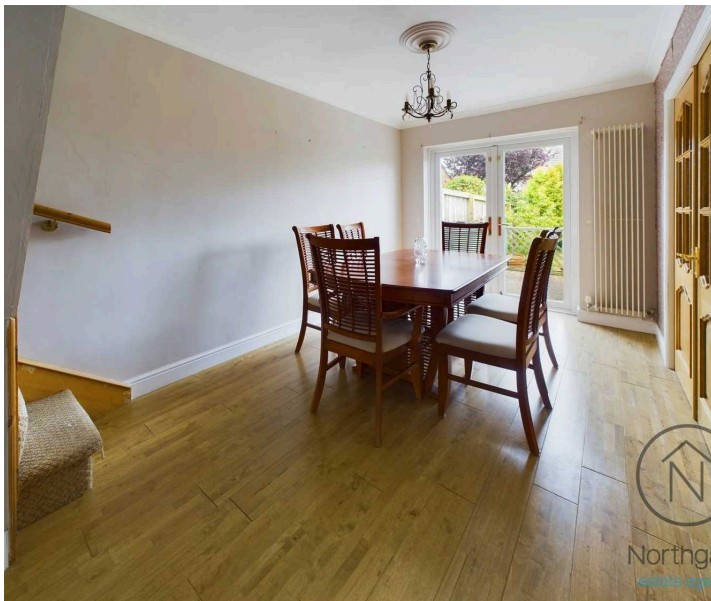
8'0" x 17'11" (2.37 x 5.21 m)

Bedroom Three:

9'9" x 19'2" (2.82 x 5.86 m)

Garage:

17'0" x 9'0" (5.07 x 2.75 m)





GARDEN

Gardens front and rear with garden shed and patio area

GARDEN

garden shed and patio area.

GARAGE

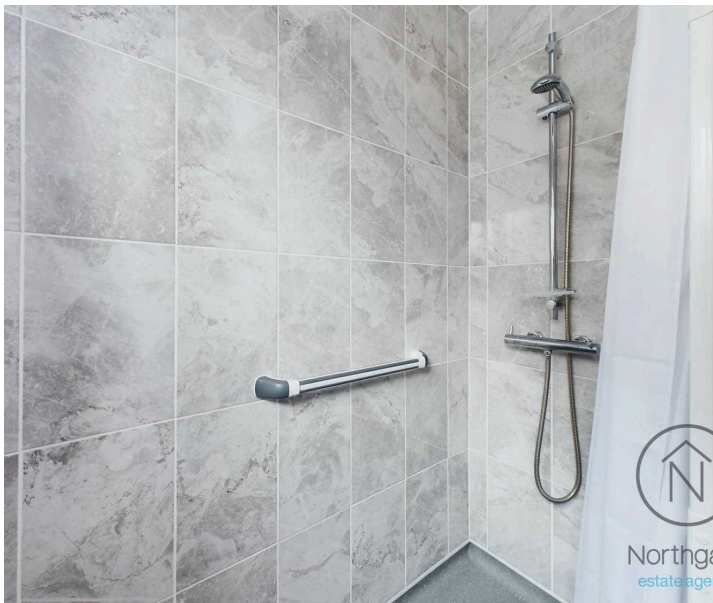
Single Garage

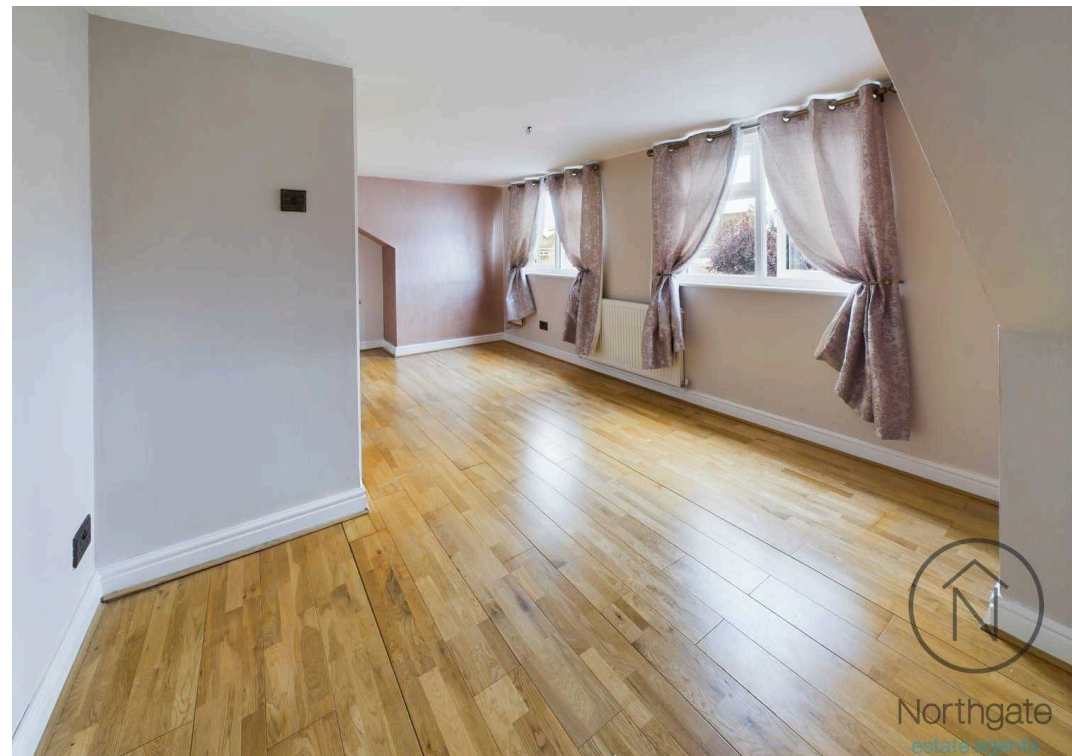
bricked Construction.


DRIVEWAY

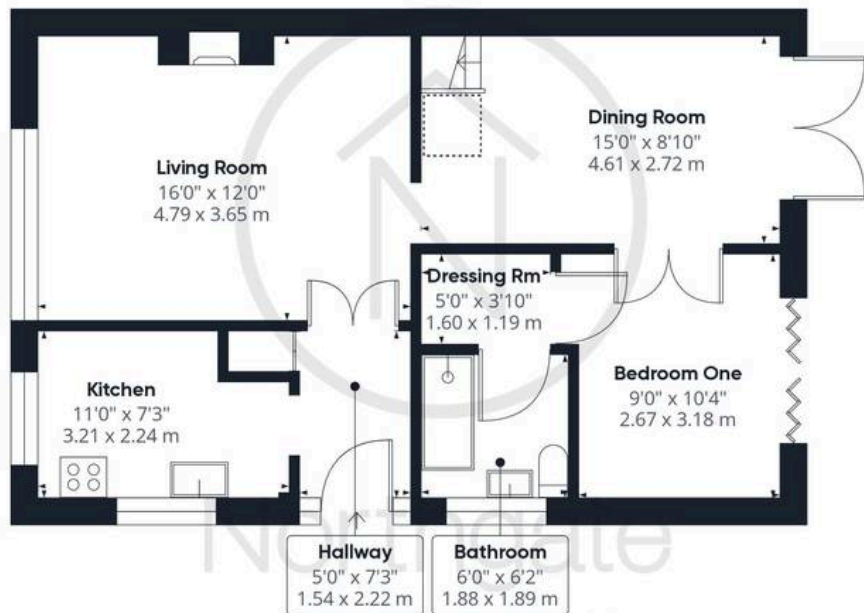
2 Parking Spaces

Block paved driveway.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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Approximate total area⁽¹⁾

1074.13 ft²

99.79 m²

Reduced headroom

78.47 ft²

7.29 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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