



Dean Park

Ferryhill DL17 8HP

Offers In The Region Of £114,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- No onward chain
- EPC RATING - C
- Sought after modern estate

- Lovely starter home
- Sensibly priced and rarely available style
- Three well proportioned bedrooms

- Large garden
- Garage
- Excellent location for commuting via the A167

Situated in this highly sought after estate, Venture Properties offer for sale, with no onward chain, this sensibly priced, three bedroom semi detached house with a large rear garden and garage. The property is excellently located within easy reach of a wide range of amenities which are available within Ferryhill and on the A167 for commuting.

The well proportioned living accommodation comprises to the ground floor of an entrance vestibule, spacious living room opening in to the dining room and fitted kitchen. To the first floor there are two good sized double bedrooms, a further single bedroom, as well as a modern bathroom. Externally there is ample driveway parking, an attached single garden and a generous enclosed rear garden. The property is enhanced with UPVC double glazing and a gas central heating boiler which was fitted approximately 2 years ago.

Properties on this estate prove very popular, early viewing is highly recommended.

GROUND FLOOR

Entrance Vestibule

Entered via a recently fitted UPVC door. Having a glazed door to the living room, coving and radiator.

Living Room

14'5" x 12'6" (4.40 x 3.83)

Spacious reception room with a UPVC bow window to the front, coving, radiator and staircase leading to the first floor. Open plan to the dining room.

Dining Room

8'6" x 7'2" (2.60 x 2.19)

Having a door to the rear garden, coving and radiator.

Kitchen

8'6" x 6'11" (2.60 x 2.13)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a gas hob with extractor over, oven space, a fridge and plumbing for a washing machine. Having a UPVC double glazed window to the rear, radiator, tiled splashbacks, combi gas central heating boiler and UPVC double glazed window to the rear.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side, radiator and loft access.

Bedroom One

10'11" x 7'8" (3.35 x 2.35)

Double bedroom with a UPVC double glazed window to the front, radiator and overstairs storage cupboard.

Bedroom Two

10'5" x 7'7" (3.18 x 2.33)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

6'6" x 6'6" (2.00 x 1.99)

Having a UPVC double glazed window to the front and radiator.

Bathroom/WC

6'5" x 5'11" (1.98 x 1.81)

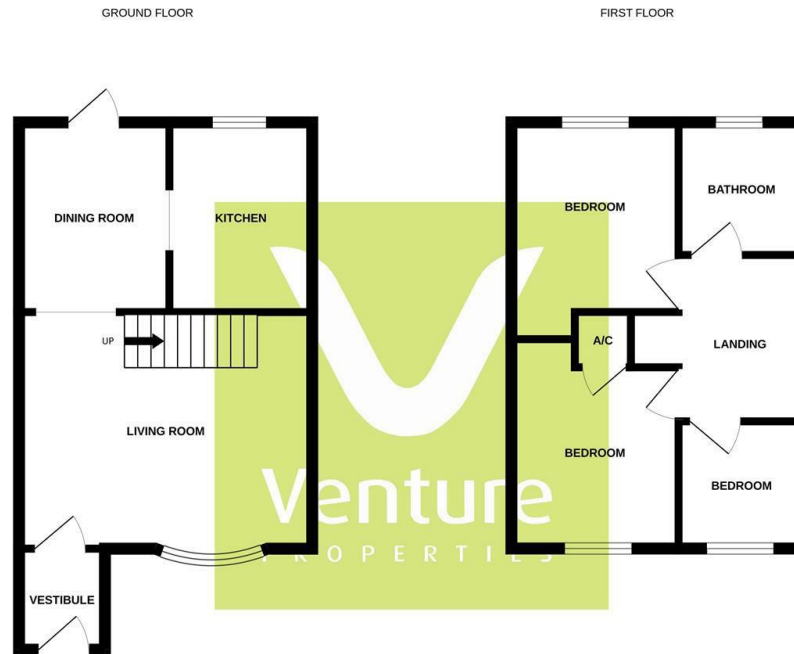
Fitted with a white suite comprising of a panelled bath with electric shower over, hand wash basin to vanity unit and WC. Having tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

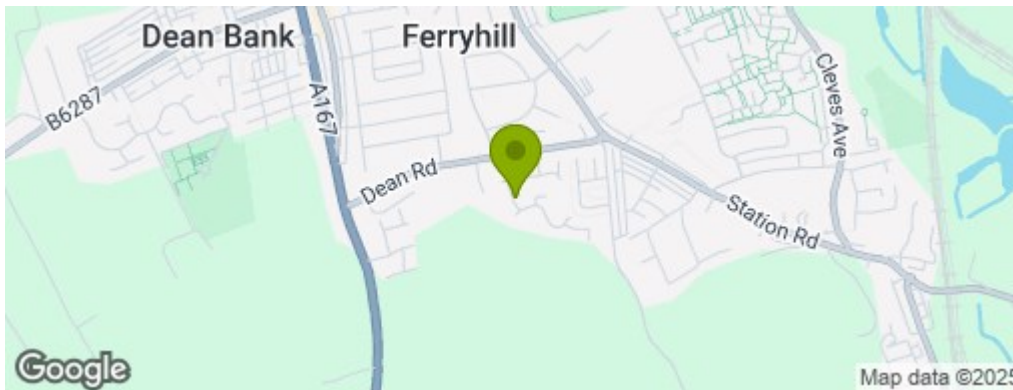
To the front of the property is a lawned garden and driveway for off street parking. At the rear is a larger than average, fence enclosed lawned with patio area and side access.

GARAGE

Having an up and over door, power and lighting and door to the rear garden.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: Limited with most providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B. Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com