



Dean Park

Ferryhill DL17 8HP

£695 Per Calendar Month





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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- Available early July 2025
- EPC RATING D
- Sought after modern estate

- Immaculate condition
- Fresh neutral decor
- 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 rent this much improved and immaculately presented 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 gas central heating.

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

EPC RATING - D

GROUND FLOOR

Entrance Vestibule

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 built in oven and gas hob with extractor over, a fridge and plumbing for a washing machine. Having a UPVC double glazed window to the rear, radiator, tiled splashbacks, 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 and airing 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)

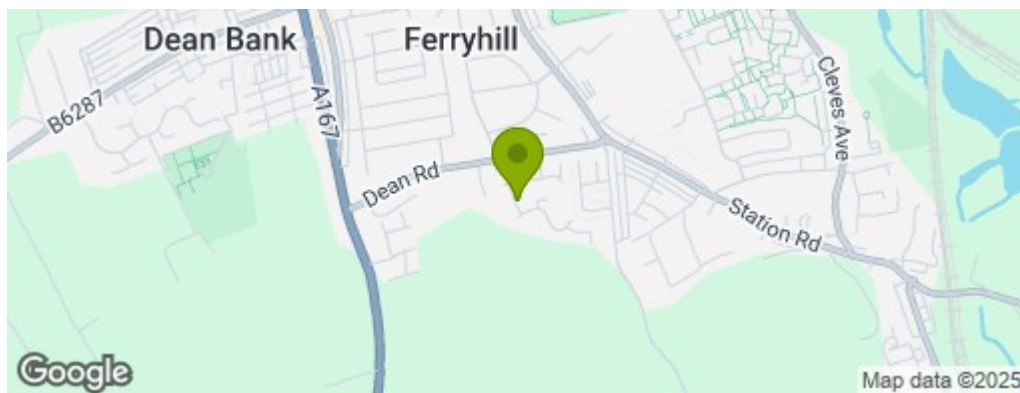
Fitted with a white suite comprising of a panelled bath with electric shower over, hand wash basin to vanity unit and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

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.



Property Information

0191 372 9797

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