

Linden Road, Ferryhill, DL17 8BD
3 Bed - House - Semi-Detached
£185,000

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Robinsons are delighted to offer to the market a rare opportunity to acquire an IMMACULATE THREE BEDROOMED SEMI-DETACHED HOUSE which is pleasantly situated in this desirable quiet residential area, the property is also conveniently located for the commuter travelling to nearby Darlington, Durham City and Teesside. The A1 is minutes away and yet Ferryhill shops, schools and local amenities are also within very close proximity. Early viewing is essential to appreciate the accommodation on offer, benefiting from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, ultra modern kitchen and bathrooms, off road parking, garage and stunning gardens. In our opinion the property would suit a variety of purchasers including the growing family.

Briefly comprises; ENTRANCE PORCH, HALLWAY, SPACIOUS LOUNGE/DINING ROOM stylish fire surround, SPACIOUS MORDEN KITCHEN/BREAKFAST ROOM. To the first floor THREE WELL PROPORTIONED BEDROOMS all with a range of built in wardrobes, STUNNING FAMILY BATHROOM/WC with modern suite. Externally the property enjoys IMMACULATE GARDENS to the front and rear with SPACIOUS BLOCK PAVED DRIVEWAY FOR APPROXIMATELY 3 VEHICLES leading to the LARGER THAN AVERAGE DETACHED GARAGE.

EPC Rating D
Council Tax Band B

Porch

UPVC windows, access to the hall.

Hallway

Quality flooring, storage cupboard, stairs to the first floor.

Lounge/Dining Room

23'8 x 12'7 (7.21m x 3.84m)

Quality flooring, duel aspect uPVC windows, feature electric fire and surround, radiator, space for dining room table.

Kitchen

8'9 x 8'5 (2.67m x 2.57m)

Modern white wall and base units, integrated double oven, washing machine, stylish sink with mixer tap and drainer, uPVC windows over looking the stunning rear garden, chrome towel radiator, space for fridge freezer.

Landing

UPVC window, storage cupboard, loft access.

Bedroom One

10'3 x 10'9 (3.12m x 3.28m)

UPVC window over looking the rear garden, radiator, quality flooring, spotlights.

Bedroom Two

10'9 x 11'0 (3.28m x 3.35m)

Fitted wardrobes, radiator, uPVC window, quality flooring.

Bedroom Three

7'8 x 7'9 (2.34m x 2.36m)

UPVC window, radiator, fitted wardrobes.

Bathroom

7'7 x 5'3 (2.31m x 1.60m)

Fully tiled suite, white panelled bath with shower over, w/c, wash hand basin, spotlights, uPVC window, chrome towel radiator.

Externally

To the front elevation, there is a well presented garden and block paved driveway which leads to the rear garage and huge stunning garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 80Mbps

Mobile Signal/Coverage: Good to Average depending on provider

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,814.31 p.a

Energy Rating: D

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.



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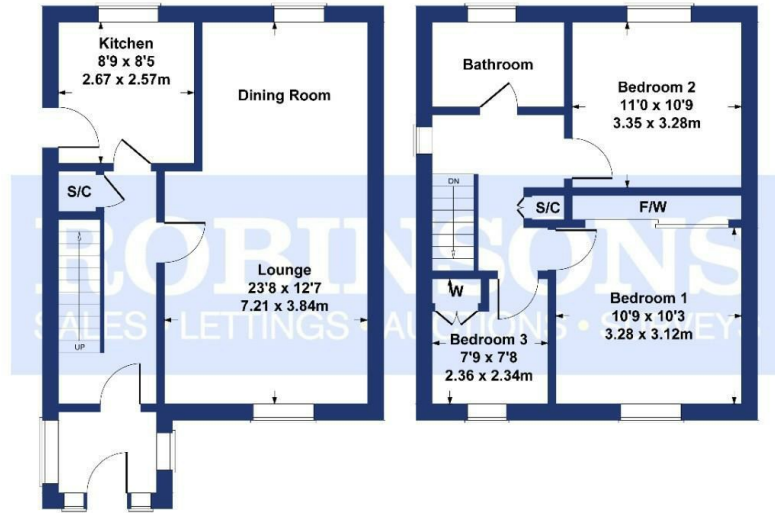
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Linden Road

Approximate Gross Internal Area
941 sq ft - 87 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		66	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(21-29)	B		
(12-20)	C		
(5-11)	D		
(-1-4)	E		
(-6-0)	F		
(-10-3)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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