

North Street, Ferryhill, DL17 8HX
 3 Bed - House - End Terrace
 Offers Over £97,000

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market, this deceptively spacious three bedroom family home, which is offered to the market with no onward chain or can be sold with a sitting tenant who is currently paying £750 pcm. Situated on the popular and sought-after location of North Road, Ferryhill and is ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links. This stunning home has an endless amount of benefits and some of its key features are, easy to maintain garden, large lounge, modern kitchen and stunning bathroom, making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance hall, spacious lounge, lovely kitchen/diner which gives access to a useful utility area. While to the first floor there is a three bedrooms, two of which are large doubles. Bedroom three also gives access to a useful loft room, the stunning family bathroom is also located to the first floor. Externally to the front elevation there is a pleasant easy to maintain garden, and off road parking for 2 vehicles. While to the rear there is another easy to maintain garden and useful storage shed. Giving all of the above early viewing is advised to avoid any disappointment as property as unique as this rarely come to the market.

EPC Rating E
Council Tax Band A

Hallway

Stylish flooring, stairs to the first floor.

Lounge

14'7 x 12'9 (4.45m x 3.89m)

Stylish flooring, feature electric fire and surround, uPVC window, radiator.

Kitchen/Diner

14'8 x 12'0 (4.47m x 3.66m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for American fridge freezer, dining room table, uPVC window, radiator, stylish flooring, tiled splashbacks.

Utility Area

27'7 x 3'9 (8.41m x 1.14m)

Tiled flooring, access to the front and rear.

Landing

Spotlights, access to the bedrooms and bathroom.

Bedroom One

14'9 x 13'0 (4.50m x 3.96m)

UPVC window, radiator, wood effect flooring.

Bedroom Two

12'2 x 12'0 (3.71m x 3.66m)

Wood effect flooring, uPVC window, radiator.

Bedroom Three

7'5 x 4'0 (2.26m x 1.22m)

Wood effect flooring, radiator, uPVC window, access to the loft room.

Bathroom

Large jacuzzi style bath, wash hand basin, w/c, chrome towel radiator, uPVC window, spotlights, tiled flooring.

Loft Room

21'6 x 9'3 (6.55m x 2.82m)

Lighting and power.

Externally

To the front elevation, there is a easy to maintain garden, off road parking for 2 vehicles. To the rear, there is another easy to maintain garden and useful storage shed which has power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

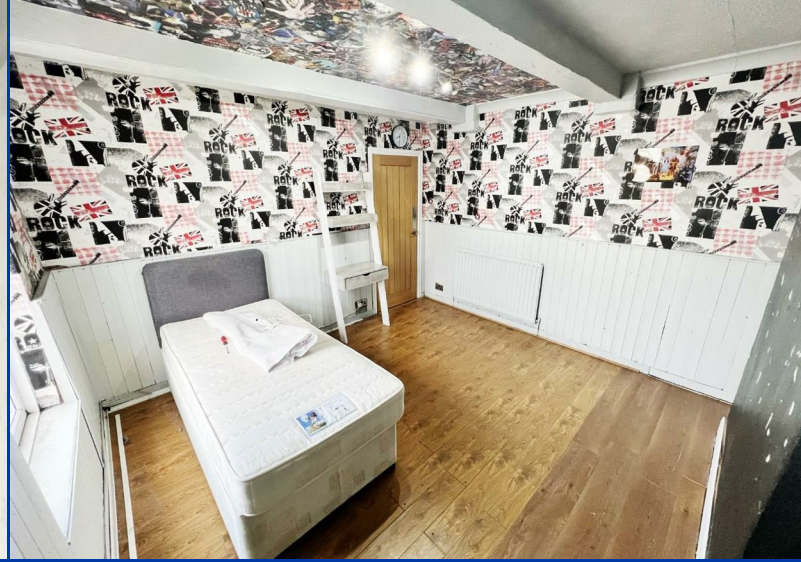
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,549.55 p.a

Energy Rating: E

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.



OUR SERVICES

Mortgage Advice

Conveyancing

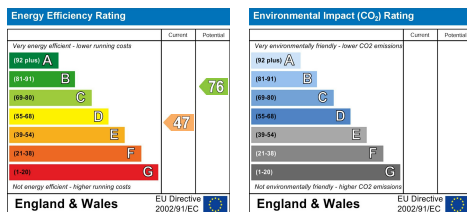
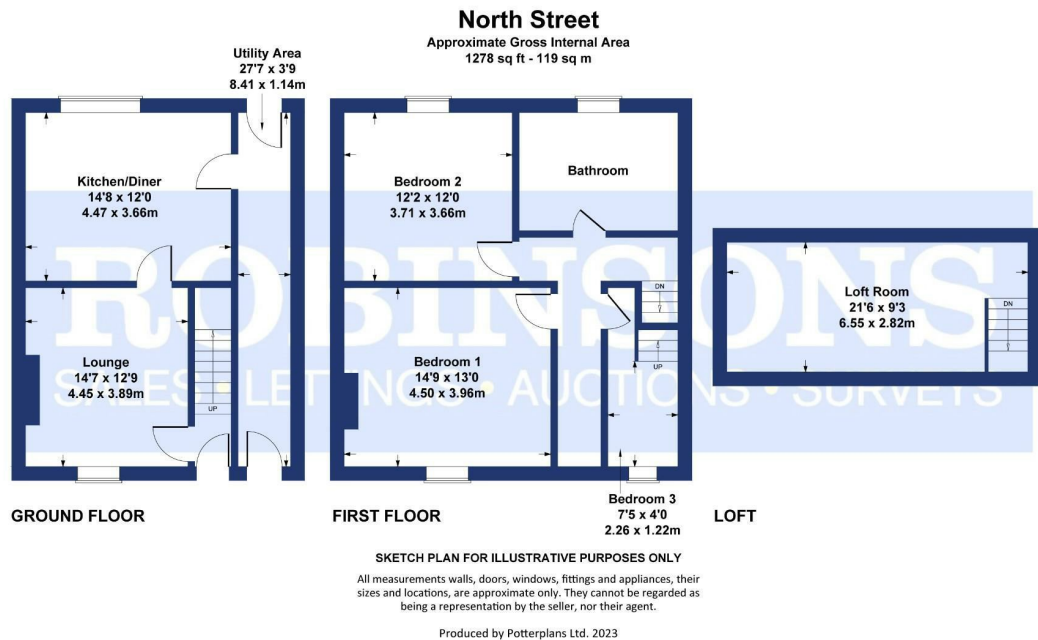
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk