



Dean Road, Ferryhill, DL17 8ER
3 Bed - House - End Terrace
£125,000

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Robinsons are delighted to offer to the market to market, this larger than average three bedroom extended end terraced family home, which is offered to the market in good order throughout. This lovely home which is rare to the market has an endless amount of benefits and some of its key features are the stunning front garden, ample living spacious, rear extension, three good sized bedrooms, well presented kitchen and bathroom. The property is also ideally located for access to the A1 and A19, Close to local schooling, amenities and other transport links making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment.

In brief the property comprise of; entrance hall, spacious lounge, extended dining room, which is currently used as a ground floor bedroom, kitchen, shower room and conservatory. To the first floor is a three good sized bedrooms and family bathroom. Externally to the front elevation is large laid to lawn garden, while to the rear there is a pleasant enclosed garden and patio.

EPC Rating D
Council Tax Band A

Hall

Radiator, stairs to the first floor.

Lounge

14'2 x 12'5 (4.32m x 3.78m)

Wood effect flooring, radiator.

Dining Room/Ground Floor Bedroom

18'5 x 9'5 (5.61m x 2.87m)

Radiator, uPVC window, access to the rear.

Wet Room

7'3 x 6'7 (2.21m x 2.01m)

Shower, wash hand basin, w/c, extractor fan, tiled splashbacks, radiator,

Conservatory

8'8 x 7'5 (2.64m x 2.26m)

UPVC windows, tiled flooring, French doors leading to the rear.

Kitchen

13'8 x 8'0 max points (4.17m x 2.44m max points)

Wall and base units, integrated oven, hob, extractor fan, space for fridge freezer, stainless steel sink with mixer tap and drainer, plumbed for washing machine, radiator, tiled splashbacks and flooring.

Landing

UPVC window.

Bedroom One

11'3 x 11'1 (3.43m x 3.38m)

UPVC window, fitted wardrobes, storage cupboard.

Bedroom Two

11'4 x 10'0 (3.45m x 3.05m)

UPVC window, radiator, loft access.

Attic Room

7'5 x 6'9 (2.26m x 2.06m)

UPVC window, radiator.

Bathroom

Fully tiled, white panelled bath with shower over, wash hand basin, uPVC window.

W/C

W/C, uPVC window, fully tiled.

Externally

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Average

Tenure: Freehold

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

£1,555.13 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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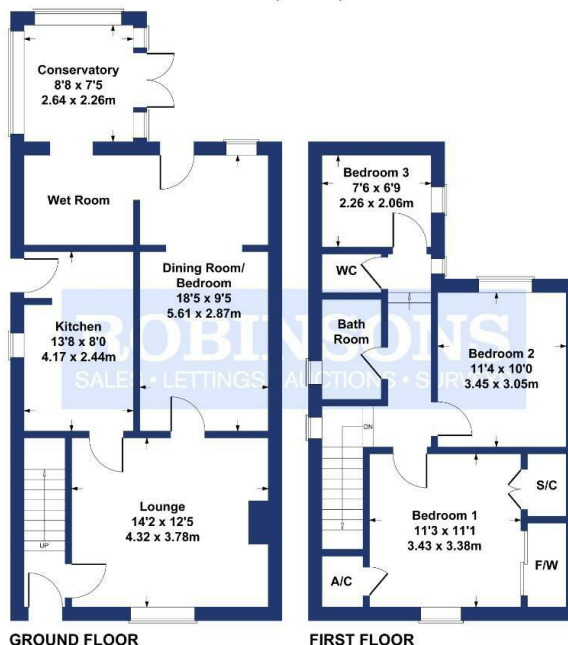
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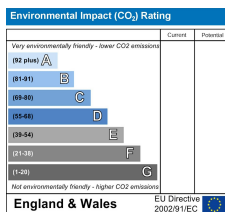
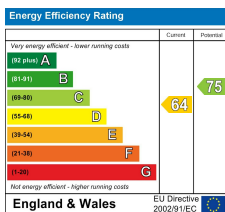
Dean Road
Approximate Gross Internal Area
1165 sq ft - 108 sq m



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. 2024



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

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