



**Bamburgh Road, Ferryhill, DL17 8QH**  
**3 Bed - House - Mid Terrace**  
**£119,950**

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Robinsons are delighted to offer to market this STUNNING THREE BEDROOM MID-LINK PROPERTY with OPEN VIEWS to the FRONT, which is situated on this popular residential development on the edge of Ferryhill. 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. The property benefits from spacious living throughout, beautiful outlook, off road parking, easy to maintain gardens, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. This wonderful home is a credit to its current owner and can only be appreciated by internal viewing. This lovely property would be perfect purchase and would make a lovely home for a first time buyer or buy to let investor.

In brief the property comprise of; entrance, porch, spacious lounge, separate dining room and stylish kitchen with integrated appliances, to the first floor is a landing area which provides access to three good sized bedrooms and well presented family bathroom. Externally to the front elevation there is an easy to maintain garden which has a lovely outlook across open fields, while to the rear there is a easy to maintain patio and garden which gives access to the off road parking.

EPC Rating D  
Council Tax Band A

#### Porch

UPVC window, radiator.

#### Lounge

14'7 x 12'9 max points (4.45m x 3.89m max points)  
UPVC window, radiator, tastefully decorated, quality flooring.

#### Dining Room

14'7 x 10'0 (4.45m x 3.05m)  
Quality flooring, radiator, storage cupboard, spotlights.

#### Kitchen

12'3 x 8'0 (3.73m x 2.44m)  
Modern wall and base units, integrated double oven, hob, extractor fan, microwave, fridge freezer, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, uPVC window, spotlights, quality flooring, airing cupboard, access to the rear.

#### Landing

Loft access which has pull down ladders, quality flooring.

#### Bedroom One

13'8 x 8'0 (4.17m x 2.44m)  
UPVC window, radiator, quality flooring.

#### Bedroom Two

10'0 x 8'1 (3.05m x 2.46m)  
UPVC window with pleasant outlook, quality flooring, radiator.

#### Bedroom Three

7'2 x 6'3 (2.18m x 1.91m)  
Quality flooring, radiator, uPVC window with pleasant outlook.

#### Bathroom

6'2 x 5'3 (1.88m x 1.60m)  
Fully tiled, white panelled bath, wash hand basin, w/c, uPVC window, chrome towel radiator, extractor fan.

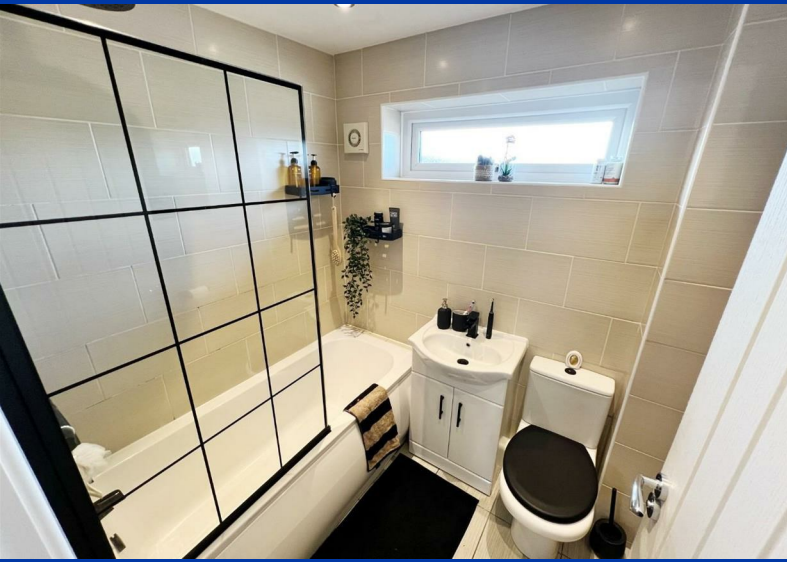
#### Externally

To the front elevation, there is an easy to maintain garden which enjoys a pleasant outlook. While to the rear, there is a lovely enclosed garden and patio which gives access to a large driveway.

#### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Superfast 46 Mbps  
Mobile Signal/Coverage: Good  
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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## Bamburgh Road

Approximate Gross Internal Area  
811 sq ft - 75 sq m  
(Excluding Loft)



GROUND FLOOR

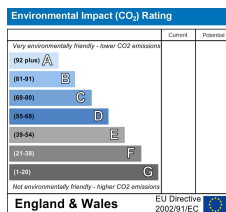
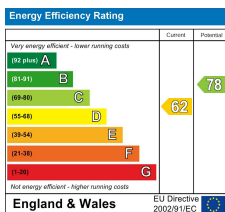
FIRST FLOOR

LOFT

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



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