

Elm Road, Ferryhill, DL17 8DG
2 Bed - House - Semi-Detached
£95,000

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Robinsons are delighted to offer to the market this well presented two-bedroom semi-detached property. In our opinion, this lovely home would be a perfect buy for any first time buyer or property investor. The property lies in the heart of Ferryhill being within walking distance to local shops, schools and amenities, ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. The A1 and A19 which are approximately a ten minute drive away, provides good transport links to other parts of the region.

THE FLOORPLAN BRIEFLY COMPRISES OF: ENTRANCE HALLWAY, spacious LOUNGE with stunning brick fire surround, OPEN PLAN MODERN KITCHEN/DINER, to the first floor is TWO DOUBLE BEDROOMS and well presented BATHROOM. Externally to the front elevation there is an easy to maintain garden and double driveway, while to the rear there is a easy to maintain garden.

EPC Rating TBC
Council Tax Band A

Hall

Stylish flooring, radiator, stairs to the first floor.

Lounge

14'9 x 11'9 max points (4.50m x 3.58m max points)

Stylish flooring, radiator, uPVC window, stunning fire surround, storage cupboard.

Kitchen/Diner

18'3 x 7'2 (5.56m x 2.18m)

Modern wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for fridge freezer and dining room table, uPVC window, spotlights, French doors leading to the rear.

Landing

Quality flooring, uPVC window.

Bedroom One

15'0 x 11'0 max points (4.57m x 3.35m max points)

UPVC window, radiator, storage cupboard, fitted wardrobes.

Bedroom Two

11'7 x 8'5 (3.53m x 2.57m)

Tastefully decorated, uPVC window, radiator, loft access.

Bathroom

Panelled bath with the shower over, wash hand basin, chrome towel radiator, w/c, uPVC window.

Externally

To the front elevation, there is a easy to maintain garden and double driveway which leads to the rear enclosed easy to maintain garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

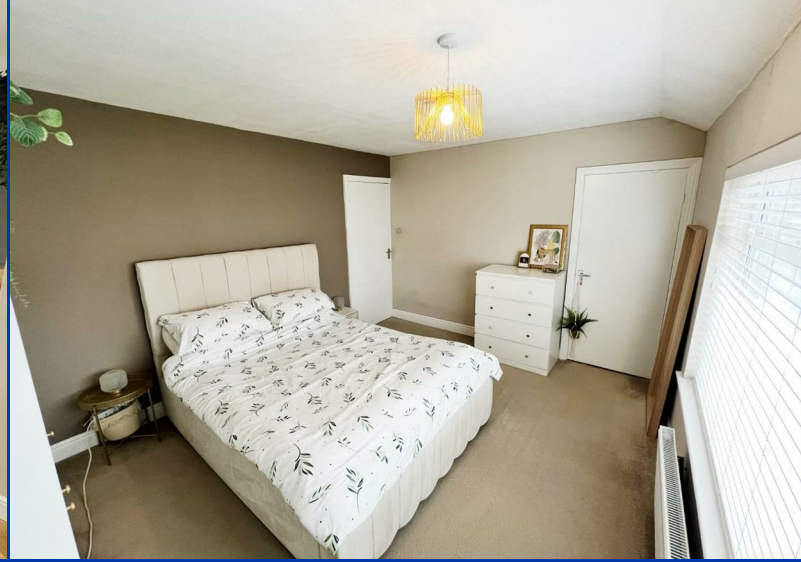
Tenure: Freehold

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

£1,629.71 p.a

Energy Rating: TBC

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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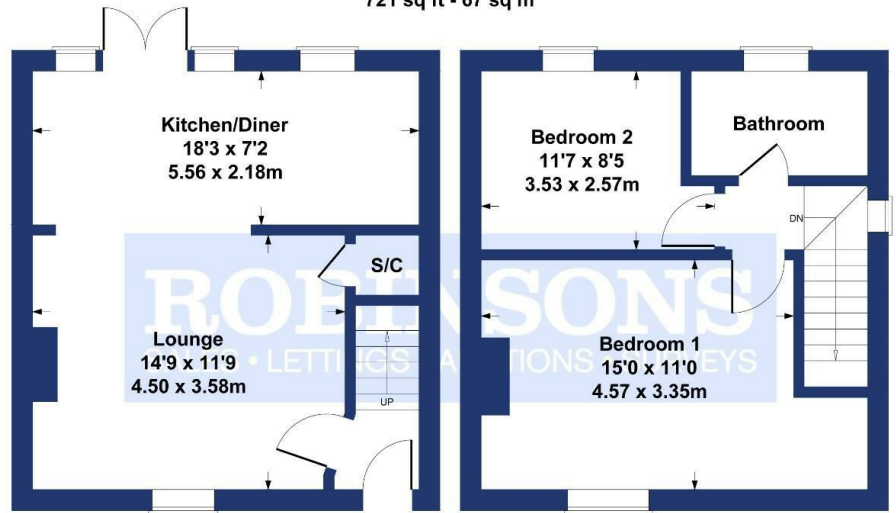
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Elm Road

Approximate Gross Internal Area
721 sq ft - 67 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-74	E		
43-58	F		
17-42	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
43-38	F		
17-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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.

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

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