



Raby Road, Ferryhill, DL17 8DY  
2 Bed - House - Semi-Detached  
Reduced £74,950

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Robinsons are delighted to offer to the market with no onward chain, this well presented two bedroom semi-detached property. We feel this lovely home would be perfect for a first time buyer or property investor. Early viewings are advised to avoid any disappointment. The property lies within the sought after area of Raby Road, being within a short walk of Ferryhill marketplace, local shops, schools and amenities and been well placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region.

In brief the property comprises of; entrance hallway, large lounge with feature bay window, dining room, kitchen. To the first floor, there is two double bedrooms, family bathroom. Externally to the front elevation there is a pleasant garden which over looks a lovely green, while to the rear there is a large enclosed garden which is our opinion will be one of the largest in the area. Given all of the above Robinsons highly recommend internal inspection to avoid any disappointment.

EPC Rating D  
Council Tax Band A

#### Hallway

UPVC bay window, stairs to the first floor.

#### Lounge

19'7 x 10'7 (5.97m x 3.23m)

Dual aspect uPVC windows, radiator, gas fire and surround.

#### Kitchen/Dining Room

17'8 x 10'9 max points (5.38m x 3.28m max points)

Wall and base units, stainless steel sink with drainer, radiator, uPVC window, plumbed for washing machine, airing cupboard, tiled splashbacks.

#### Landing

UPVC window, loft access.

#### Bedroom One

17'1 x 9'5 max points (5.21m x 2.87m max points)

UPVC window, radiator, lovely outlook.

#### Bedroom Two

10'0 x 10'8 (3.05m x 3.25m)

UPVC window, radiator, storage cupboard.

#### Bathroom

Panelled bath, wash hand basin, w/c, tiled splashbacks, uPVC window.

#### Externally

To the front elevation, there is a easy to maintain garden which looks out onto a lovely green. While to the rear, there is a lovely large garden.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 70Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

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

£1,629.71 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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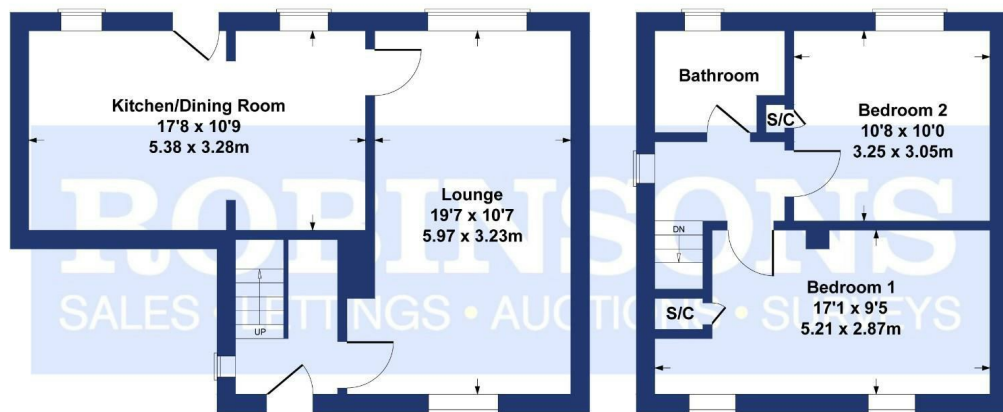
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## Raby Road

Approximate Gross Internal Area  
828 sq ft - 77 sq m



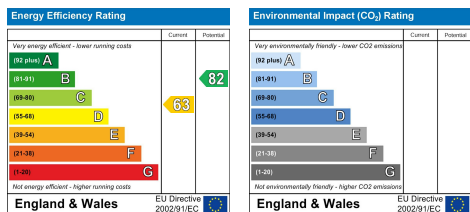
GROUND FLOOR

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



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