

Windsor Avenue, Ferryhill, DL17 8JG
3 Bed - House - Mid Terrace
Reduced £84,950

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Robinsons are pleased to offer for the market this larger than average three bedroom terraced family home, which is located on Windsor Avenue a sought after residential area, this lovely family home is also only a short walk from Ferryhill Town Centre, where there are a range of shopping and leisure facilities together with regular bus services to the surrounding areas. This large family home has an endless amount of benefits and some of its key features are, NO CHAIN, spacious lounge, separate dining room, three good sized bedrooms, large bathroom and easy to maintain rear patio which could be used as off road parking.

In brief property comprises of; entrance, hallway, spacious lounge, separate dining room, kitchen, rear lobby, to the first floor is a good sized landing and three spacious bedrooms and well presented family bathroom. Externally to the rear is a easy to maintain enclosed patio, which could be used as off road parking. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band A

Hallway

Radiator, stairs to the first floor.

Lounge

13'5 x 11'5 (4.09m x 3.48m)

Radiator, uPVC window, electric fire and surround.

Dining Room

13'8 x 11'4 (4.17m x 3.45m)

Radiator.

Rear Lobby

Wood effect flooring, French doors leading to the rear.

Kitchen

12'6 x 7'7 (3.81m x 2.31m)

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

Landing

UPVC window, storage cupboard.

Bedroom One

12'7 x 11'0 max points (3.84m x 3.35m max points)

UPVC window, radiator.

Bedroom Two

10'2 x 10'9 (3.10m x 3.28m)

UPVC window, radiator.

Bedroom Three

9'5 x 5'9 max points (2.87m x 1.75m max points)

UPVC window, radiator.

Bathroom

9'4 x 7'7 max points (2.84m x 2.31m max points)

Large corner bath with shower over, wash hand basin, chrome towel radiator, uPVC window, spotlights, w/c, airing cupboard, extractor fan.

Externally

To the rear, there is a large enclosed yard which could be used as a driveway.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

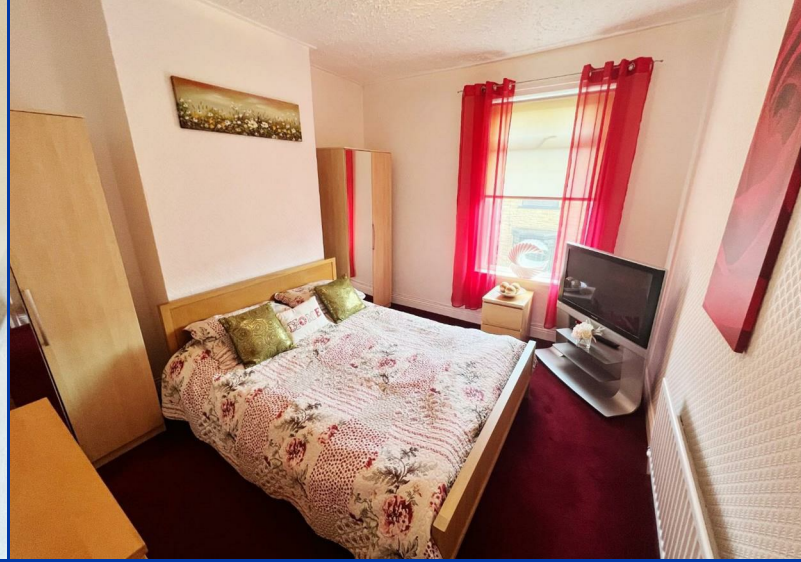
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,629.71 p.a

Energy Rating: C

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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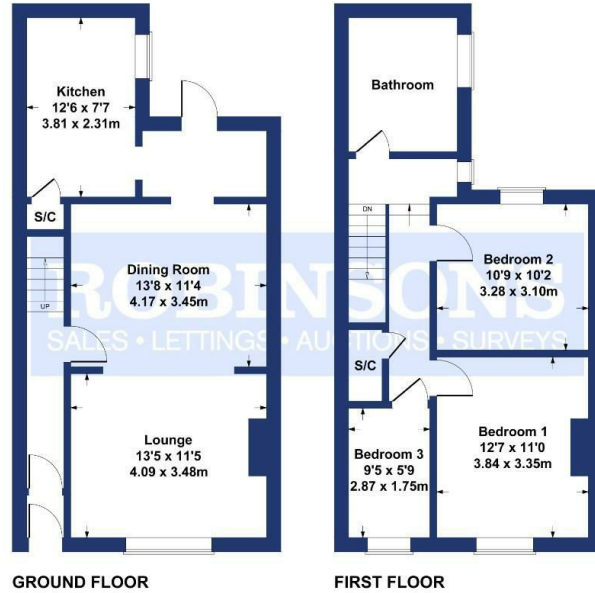
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Windsor Avenue
Approximate Gross Internal Area
1023 sq ft - 95 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		71	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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