



Dean Road, Ferryhill, DL17 8ER
2 Bed - House - Semi-Detached
£115,000

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Robinsons are delighted to offer to the market with no onward chain, this larger than average two bedroom extended semi detached 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 & rear garden, ample living space, rear extension, two 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, dining room, extended kitchen which flows into a lovely sun room over looking the rear garden. To the first floor is a two 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 large driveway.

EPC Rating TBC
Council Tax Band A

Hall

Radiator, stairs to the first floor.

Lounge

14'5 x 12'0 max points (4.39m x 3.66m max points)
UPVC window, radiator, storage cupboard.

Dining Room

12'3 x 7'1 (3.73m x 2.16m)
UPVC window, radiator.

Kitchen

16'9 x 5'6 (5.11m x 1.68m)
Modern white wall and base units, electric cooker point, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, stylish flooring.

Sunroom

10'1 x 9'2 (3.07m x 2.79m)
UPVC windows, radiator, spotlights, access to the rear.

Landing

Feature uPVC window, loft access.

Bedroom One

12'3 x 10'8 (3.73m x 3.25m)
Fitted wardrobes, radiator, uPVC window.

Bedroom Two

9'7 x 8'5 (2.92m x 2.57m)
UPVC window, radiator.

Bathroom

8'2 x 5'3 (2.49m x 1.60m)

Panelled bath with shower over, wash hand basin, w/c, radiator, uPVC window, extractor fan.

Externally

To the front elevation, there is a good sized garden which wraps around to the beautiful and large enclosed garden and driveway which is accessed via double gates.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

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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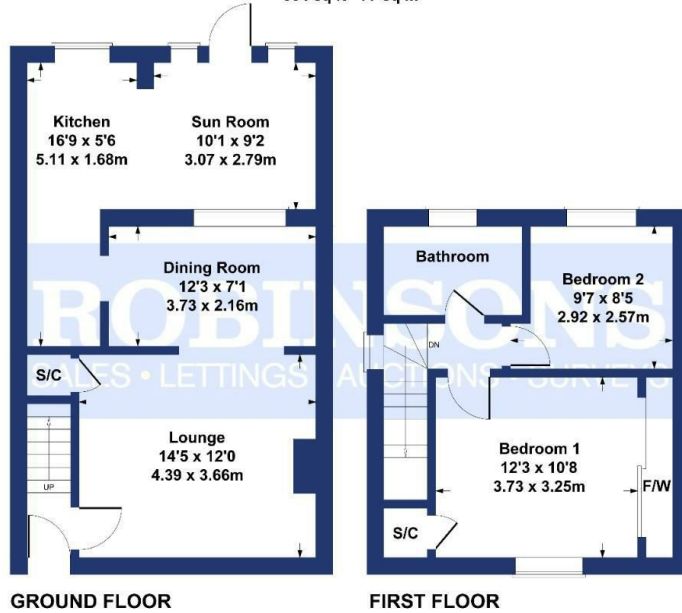
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dean Road

Approximate Gross Internal Area
834 sq ft - 77 sq m



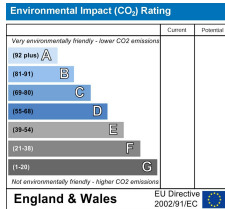
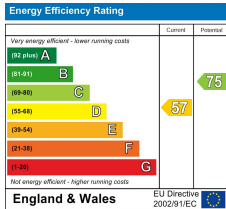
GROUND FLOOR

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.

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