

Linden Road, Ferryhill, DL17 8BE
3 Bed - Bungalow - Detached
Reduced £177,950

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Robinsons are delighted to offer to the market a rare opportunity to acquire this well presented three bedroom detached bungalow, which is offered to the market with no onward chain and is pleasantly situated in this desirable quiet residential area. The property is also conveniently located for the commuter travelling to nearby Darlington, Durham City and Teesside. The A1 is minutes away and Ferryhill shops, schools and local amenities are also within very close proximity. Early viewing is essential to appreciate the accommodation on offer, benefiting from; GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, good sized kitchen and bathrooms, off road parking, garage, workshop and stunning garden. In our opinion the property would suit a variety of purchasers including the growing family.

In brief the property comprises of; entrance hallway, spacious lounge, separate dining room, fitted kitchen, three good sized bedrooms two of which have fitted wardrobes and one having the added bonus of a En-suite. Externally to the front elevation is beautiful enclosed garden and long driveway leading to a garage, workshop and utility room. While to the rear there is a good sized enclosed patio.

EPC Rating E
Council Tax Band C

Hallway

Radiator, loft access via pull down ladder to the boarded loft.

Lounge

13'9 x 11'9 max points (4.19m x 3.58m max points)
UPVC bay window, radiator, airing cupboard.

Dining Room

12'1 x 11'9 max points (3.68m x 3.58m max points)
Radiator, uPVC window, electric fire and surround.

Kitchen

13'1 x 7'5 (3.99m x 2.26m)
Wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, breakfast bar, tiled splashbacks, uPVC window.

Bedroom One

13'4 x 9'7 + robes (4.06m x 2.92m + robes)
Fitted wardrobes, radiator, uPVC window.

Bedroom Two

12'1 x 8'9 (3.68m x 2.67m)
UPVC window, radiator, fitted wardrobes.

Bedroom Three

9'3 x 8'4 (2.82m x 2.54m)
UPVC window, radiator.

En-suite

Shower cubicle, wash hand basin, w/c, tiled surround, extractor fan.

Bathroom

8'2 x 6'3 (2.49m x 1.91m)

Corner bath, wash hand basin, w/c, chrome towel radiator, uPVC window, half tiled.

Rear Porch

Tiled flooring, access to the rear.

Externally

To the front elevation, there is a lovely enclosed garden and long driveway which leads to a garage and workshop. While to the rear, there is a good sized garden.

Utility

17'6 x 5'5 max points (5.33m x 1.65m max points)

Plumbed for washing machine, space for dryer, double glazed windows.

Garage

17'3 x 7'9 (5.26m x 2.36m)
Lighting.

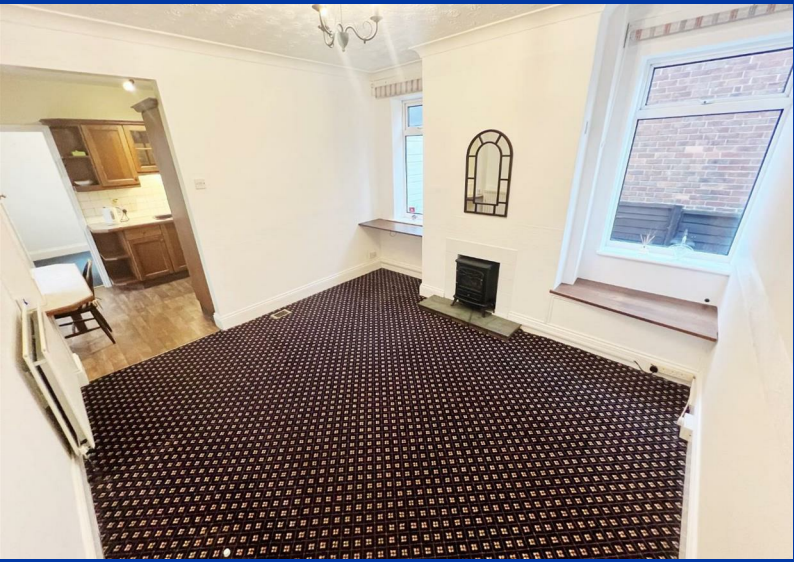
Workshop

17'6 x 8'8 (5.33m x 2.64m)
Power and lighting.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Super-fast 80Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band C - Approx. £2,172.97 p.a
Energy Rating: E

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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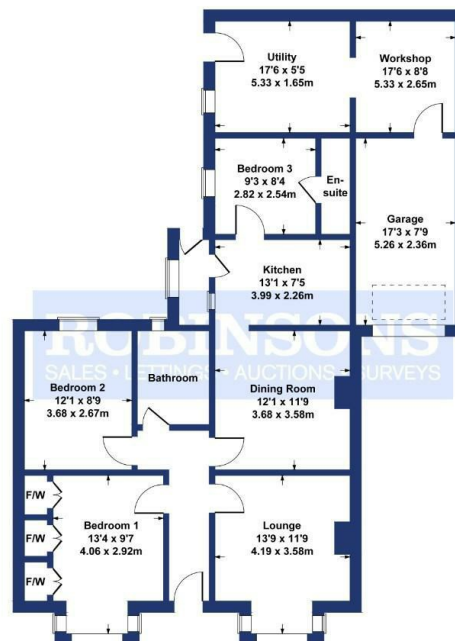
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Winston Cottage
Approximate Gross Internal Area
1279 sq ft - 119 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			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
61-80 kWh/m²/yr C			
41-60 kWh/m²/yr D			
21-40 kWh/m²/yr E			
1-20 kWh/m²/yr F			
Below 1 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	69

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-110 g/kWh A			
81-101 g/kWh B			
61-80 g/kWh C			
41-60 g/kWh D			
21-40 g/kWh E			
1-20 g/kWh F			
Below 1 g/kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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