



Station Road, Ferryhill, DL17 0EG
3 Bed - Bungalow - Detached
Reduced £229,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Station Road Ferryhill, DL17 0EG

Robinsons estate agents are delighted to offer to the market this beautiful three-bedroom detached bungalow, which is offered to the market in immaculate condition. Situated on the popular and sought-after location of Station Road Ferryhill, the property is 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, early viewing is advised to avoid any disappointment. This stunning home has an endless number of benefits and some of its key features are: ample living space, well presented kitchen, stunning bathroom, ample storage for any grown family, large and beautiful gardens.

In brief the property comprises of; entrance hallway, spacious lounge, kitchen/diner, conservatory, utility room, three good sized bedrooms all with fitted wardrobes and ultra-modern family bathroom. Externally to the front elevation is a driveway which leads to a garage and easy to maintain garden, which wraps around to the large side garden, which then leads to the rear patio. Early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band D











Hallway

Stylish flooring, radiator, loft access, airing cupboard.

Lounge

19'2 x 13'3 max points (5.84m x 4.04m max points)

UPVC bay window, radiator, wood effect flooring.

Conservatory

13'5 x 9'4 max points (4.09m x 2.84m max points)

Wood effect flooring, wall lights, radiator, overlooking the rear garden.

Kitchen/Diner

13'2 x 11'0 (4.01m x 3.35m)

Modern white wall and base units, sink with mixer tap and drainer, integrated oven, hob, extractor fan, dishwasher, uPVC windows, space for fridge freezer and dining room table, radiator.

Utility Room

11'0 x 6'2 (3.35m x 1.88m)

Base units, plumbed for washing machine, sink with mixer tap and drainer, radiator, extractor fan, access to the rear.

Bedroom One

14'3 x 11'0 max points (4.34m x 3.35m max points)

Fitted wardrobes, radiator, quality flooring, uPVC window.

En-suite

Double shower cubicle, wash hand basin, W/C, chrome towel radiator, uPVC window, spotlights, extractor fan.

Bedroom Two

10'6 x 12'7 (3.20m x 3.84m)

Fitted wardrobes, quality flooring, uPVC window, radiator.

Bedroom Three

11'1 x 7'0 (3.38m x 2.13m)

UPVC window, radiator, quality flooring, fitted wardrobes.

Bathroom

11'0 x 7'1 (3.35m x 2.16m)

Stunning four piece which includes a beautiful free standing bath, walk in shower cubicle, wash hand basin, W/C, feature radiator, uPVC window, spotlights, extractor fan.

Externally

To the front elevation is a driveway leading to a garage, easy to maintain garden which wraps around to a large side garden, which then leads to a large rear patio area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 98 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,332.69 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.

Hillside View

Approximate Gross Internal Area
1219 sq ft - 113 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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

