



Ramsay Drive, Ferryhill, DL17 8PX
3 Bed - House - Detached
Reduced £184,950

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Robinsons are delighted to offer to the market this STUNNING & WELL PRESENTED THREE BEDROOMED FAMILY DETACHED HOUSE. Situated on the outskirts of Ferryhill in this quiet cul-de-sac within a popular residential development, the property offers ideal family sized accommodation and internal inspection is recommended to appreciate it's size. Ideally located for near by transport links to Durham City, Darlington and Teesside, Ferryhill market place lies approximately quarter of a mile away. The property benefits from UPVC double glazing, gas central heating, beautiful kitchen, double garage, three good sized bedroom. Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance porch, spacious lounge, beautiful open plan kitchen/dining. To the first floor is three good sized bedrooms, the modern family bathroom is also located on the first floor. Externally to the front elevation there is a large blocked paved driveway which leads to a double garage and easy to maintain garden. While to the rear elevation there is a private and well presented good sized garden and raised decked area.

EPC Rating TBC
Council Tax Band C

Porch

Radiator and stairs leading to first floor.

Lounge

26'10x10'9 (8.18mx3.28m)

Multi fuel stove, engineered wood flooring, uPVC window, feature radiator, spotlights and French doors leading to rear garden.

Kitchen/Diner

17'11x10'1 (5.46mx3.07m)

Fitted with a range of white modern wall and base units, stylish sink unit with mixer tap, integrated double oven, hob and extractor fan, fridge/freezer, dishwasher, washing machine, spotlights to ceiling, stylish flooring, feature radiator, uPVC windows and access to the side of the property.

Landing

Quality flooring and loft access.

Bedroom One

12'3x9'4 (3.73mx2.84m)

Quality flooring, uPVC window, radiator and spotlights.

Bedroom Two

10'11x8'6 (3.33mx2.59m)

Quality flooring, storage cupboard, uPVC window, radiator and spotlights.

Bedroom Three

8'10x7'1 (2.69mx2.16m)

Quality flooring, uPVC window and radiator.

Bathroom

Stylish suite, panelled bath with shower over, wash hand basin, W/C, tiled splashbacks, spotlights, tiled flooring, heated towel rail and uPVC window.

Externally

To the front elevation is a good sized garden and double driveway leading to a double garage. To the rear there is a patio and decking area and easy access to a well maintained garden.

Double Garage

With power and lighting, storage space above.

Agents 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 C

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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Strategic Marketing Plan

Dedicated Property Manager

Ramsay Drive, Ferryhill.

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

Energy Efficiency Rating	
Current	Potential
68	84

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (54-68), E (39-54), F (21-38), G (1-20).
Not energy efficient - higher running costs.

Environmental Impact (CO ₂) Rating	
Current	Potential

Environmental Impact (CO₂) Rating scale: A (19-24), B (25-30), C (31-36), D (37-42), E (43-48), F (49-54), G (55-60).
Not environmentally friendly - higher CO₂ emissions.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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