



Babbacombe Drive, Ferryhill, DL17 8DA
3 Bed - House - Semi-Detached
£155,000

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Babbacombe Drive Ferryhill, DL17 8DA

Robinsons are delighted to offer to the sales market, this delightful three bedroom semi-detached house with a ground floor extension to the rear, creating a further reception room. The property is beautifully presented throughout with re-fitted kitchen and bathroom and contemporary decoration and flooring. The house is warmed by gas central heating, via a combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway, lounge with under stairs storage cupboard and leads to the kitchen/dining room. The open plan kitchen dining room would be perfect for families and entertaining guests, having a quality range of wall, base and drawer units with fitted appliances and space for dining table. French doors lead to a second reception room which could be used for many purposes, including a second lounge and enjoys views over the rear garden.

To the first floor there are three bedrooms, all having fitted wardrobes/cupboards. Family bathroom, which is re-fitted with a three piece suite, including bath with mains waterfall shower above with shower screen, wash hand basin in vanity unit and WC.

Outside the house offers off road parking to the front with a lawn to the side. Gates open to give further space for parking and lead to a detached garage. The rear garden has been designed for easy maintenance with artificial grass and paved patio area.

Babbacombe Drive is a pleasant cul-de-sac and is conveniently located being just a short distance away from schooling, shopping facilities and bus links.

EPC Rating C
Council Tax Band B

Contact Robinsons for further information and to arrange an internal viewing.













Hall

Lounge

13'5 x 12'5 (4.09m x 3.78m)

Kitchen/Dining Room

15'5 x 10'3 (4.70m x 3.12m)

Reception room

13'6 x 10'3 (4.11m x 3.12m)

Landing

Bedroom One

12'9 x 9'2 (3.89m x 2.79m)

Bedroom Two

9'1 x 9'1 (2.77m x 2.77m)

Bedroom Three

10'2 x 6'7 (3.10m x 2.01m)

Bathroom

Externally

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Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 58Mbps *

Mobile Signal/Coverage: Good

Tenure:

Council Tax: Durham County Council, Band B - Approx. £1,901.35

Energy Rating: D

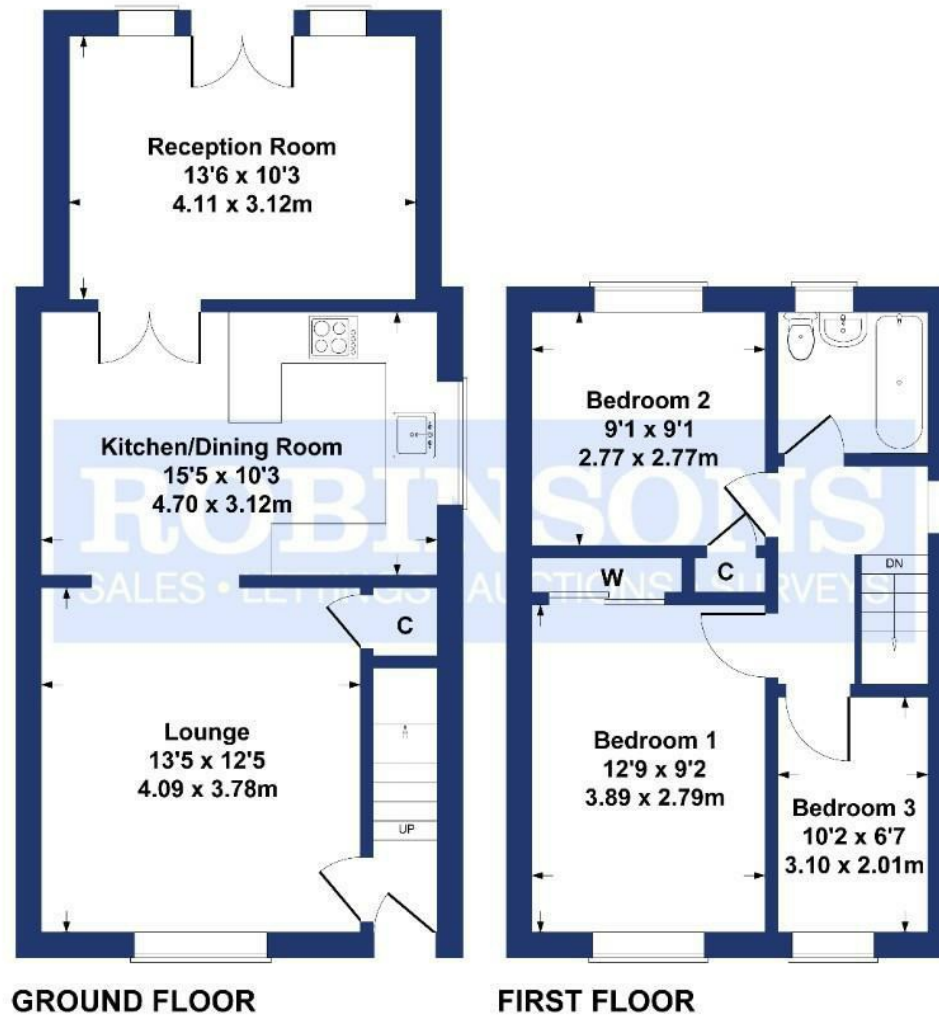
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Babbacombe Drive Ferryhill

Approximate Gross Internal Area
891 sq ft - 83 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			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(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.



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