Witton Road, Ferryhill, DL17 8QE

3 Bed - House - Semi-Detached

£119,950

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Robinsons are delighted to offer to the market this rare opportunity to acquire this DECEPTIVELY SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE which is situated on a popular residential development on the edge of Ferryhill, 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. This spacious home should suit a variety of purchasers including the growing family and first time buyers and benefits from ample living space, OFF ROAD PARKING, Garage, large rear garden with beautiful views, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Briefly comprises of: - ENTRANCE, SPACIOUS LOUNGE with feature fire surround, DINING ROOM, KITCHEN, Whilst to the first floor THREE WELL PROPORTIONED BEDROOMS, and FAMILY BATHROOM. Externally the property enjoys FRONT AND REAR GARDENS as well as GOOD SIZED DRIVEWAY PROVIDING OFF ROAD PARKING & LEADS TO A REAR GARAGE. Again early viewings advised to avoid any disappointment, and in more detail the accommodation comprises of:-

EPC Rating D
Council Tax Band B

Lounge
16'6 x 12'9 max points (5.03m x 3.89m max points)
Electric fire and surround, uPVC window, radiator.

Dining Room
10'7 x 8'9 (3.23m x 2.67m)
Radiator, sliding uPVC doors.

Kitchen
Wall and base units, space for fridge freezer, plumbed for washing machine, stainless steel sink with mixer tap, uPVC window, cooker points, tiled splashbacks.

Rear Lobby
Access to the rear.

Landing
UPVC window.

Bedroom One
13'4 x 9'4 max points (4.06m x 2.84m max points)
Fitted wardrobes, radiator, uPVC window.

Bedroom Two
10'7 x 9'8 max points (3.23m x 2.95m max points)
Radiator, uPVC window, storage cupboard.

Bedroom Three
10'3 x 6'4 max points (3.12m x 1.93m max points)
UPVC window, radiator, airing cupboard, storage cupboard.

Bathroom
White panelled bath with shower over, wash hand basin, w/c, uPVC window, radiator, tiled surround.

Externally
To the front elevation, there is a easy to maintain garden and driveway which leads to a detached garage and large rear garden which has the added bonus of stunning views.

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 B - Approx. £1,901.35 p.a
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.

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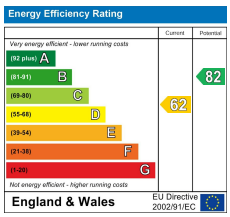
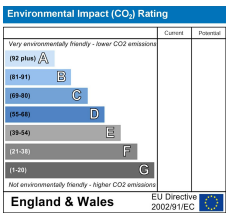
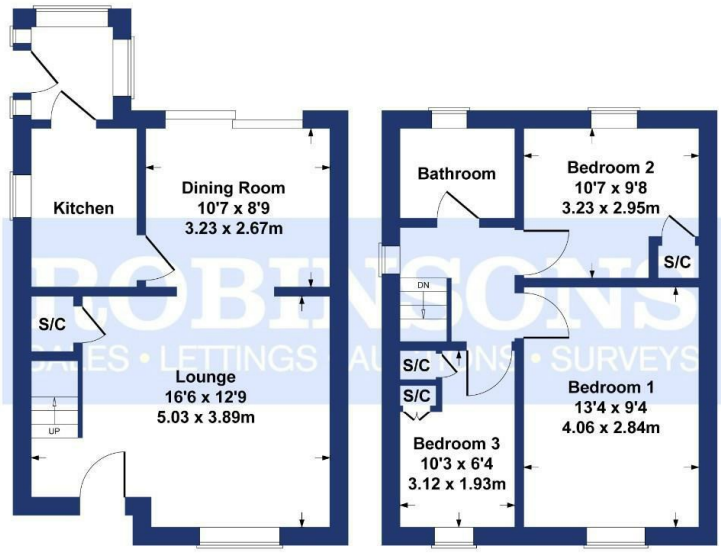




Witton Road

Approximate Gross Internal Area
740 sq ft - 69 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

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