



**Priors Path, Ferryhill, DL17 8UA**  
**3 Bed - House - Detached**  
**£229,950**

**ROBINSONS**  
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\*\*\*\*EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT\*\*\*\*

Robinsons are delighted to offer to the market this rare opportunity to acquire this BEAUTIFUL, DECEPTIVELY SPACIOUS and EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE, which is situated on a spacious plot on this popular residential development on the edge of Ferryhill. The property is ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links and we therefore recommend early viewings to avoid any disappointment. This spacious home should suit a variety of purchasers including the growing family and first time buyers and benefits from; stunning modern kitchen, well presented bathrooms, beautiful views, off road parking, garage, good sized gardens, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In Brief this beautiful family home comprise of: Porch, hallway, ground floor W/C, spacious lounge, separate dining room, conservatory, modern large kitchen, to the first floor is three good sized bedrooms, with master having the added bonus of a well presented ensuite, externally to the front elevation there is a lovely long and easy to maintain garden and double pattern concrete driveway which leads to a garage, while to the rear there is a the perfect sized garden and patio which enjoys the most stunning outlook. Property in this area rarely come available so early viewing is advised to avoid any disappointment.

EPC Rating TBC  
Council Tax Band C

#### **Porch**

Wood effect flooring.

#### **Hallway**

Wood effect flooring, radiator, stairs to the first floor.

#### **W/C**

Fully tiled, w/c, wash hand basin, chrome towel radiator, uPVC window.

#### **Lounge**

14'9 x 11'9 max points (4.50m x 3.58m max points)  
UPVC window, radiator, electric fire and surround.

#### **Dining Room**

10'4 x 9'4 (3.15m x 2.84m)  
Radiator, sliding doors to the conservatory.

#### **Conservatory**

21'4 x 9'3 max points (6.50m x 2.82m max points)  
Radiator, uPVC windows, French doors leading to the rear.

#### **Kitchen/Diner**

20'0 x 9'2 max points (6.10m x 2.79m max points)  
Stunning wall and base units, stainless steel sink with mixer tap and drainer, space for range oven, extractor fan, integrated dishwasher, fridge, radiator, uPVC window, beautiful outlook, tiled flooring and splashbacks, storage cupboard, access to the garage.

#### **Landing**

Loft access, storage cupboard.

#### **Bedroom One**

15'5 x 10'5 max points (4.70m x 3.18m max points)  
UPVC window, radiator.

#### **En-suite**

Shower cubicle, wash hand basin, w/c, fully tiled, uPVC window, chrome towel radiator.

#### **Bedroom Two**

11'2 x 7'9 (3.40m x 2.36m)  
UPVC window, stunning view, wood effect flooring, radiator.

#### **Bedroom Three**

8'1 x 7'5 (2.46m x 2.26m)  
uPVC window with stunning outlook, radiator, wood effect flooring.

#### **Bathroom**

Panelled bath with shower over, wash hand basin, w/c, chrome towel radiator, fully tiled, uPVC window, extractor fan.

#### **Garage**

16'8 x 8'5 max points (5.08m x 2.57m max points)  
Plumbed for washing machine, power and lighting, electric doors.

#### **Externally**

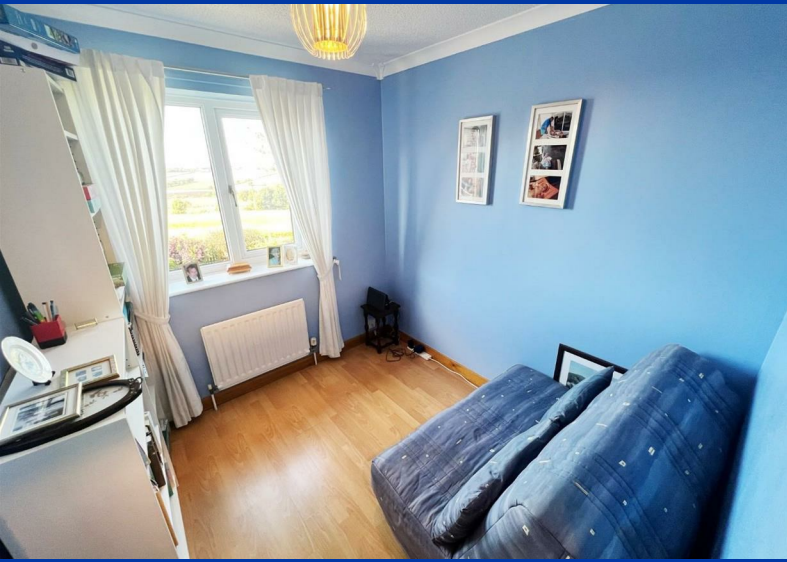
To the front elevation, there is a lovely double patterned concrete driveway which leads to a garage. While to the rear, there is a beautiful enclosed garden and patio which enjoys some stunning views.

#### **Agent Notes**

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 9000Mbps  
Mobile Signal/Coverage:  
Tenure: Freehold  
Council Tax: Durham County Council, Band C - Approx. £2,172.97 p.a  
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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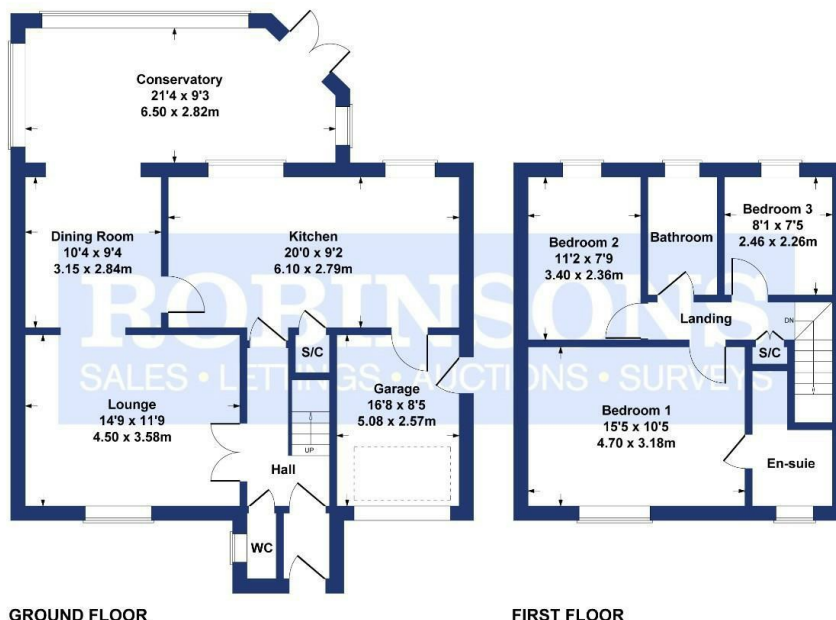
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Priors Path**  
Approximate Gross Internal Area  
1381 sq ft - 128 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
Very energy efficient - lower running costs	A		
105-95	B		
95-85	C		
85-65	D		
65-55	E		
55-45	F		
45-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-90	B		
90-80	C		
80-65	D		
65-55	E		
55-50	F		
50-40	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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