

Grasmere Road, Ferryhill, DL17 8HD  
2 Bed - House  
£65,000

**ROBINSONS**  
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## Public Notice

Address: 5 Grasmere Road Ferryhill Co Durham DL17 8HD  
We are acting in the sale of the above property and have received an offer of £65,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating E

Robinsons are pleased to offer to the market this two bedroom semi-detached property, which is offered to the market with no onward chain. This perfect family home is conveniently located for access to nearby Ferryhill marketplace and local amenities and in our opinion would be an ideal purchase for the first-time buyer and buy to let investors. The property benefits from OFF ROAD PARKING, LARGE GARDEN, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; entrance hall, lounge, fitted kitchen with integrated appliances, separate W/C. While to the first floor there is two bedrooms and family bathroom. Externally to the front elevation is a easy to maintain garden and driveway, while to the rear there is a large garden which would be fantastic for any grown family.

EPC Rating E  
Council Tax Band A

### Hall

Radiator, stairs to the first floor.

### Lounge

14'5 x 13'7 max points (4.39m x 4.14m max points)

Wood effect flooring, storage cupboard, radiator, uPVC windows.

### Kitchen/Diner

14'1 x 9'2 (4.29m x 2.79m)

Wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, radiator, uPVC window, tiled flooring, plumed for washing machine, tiled splashbacks.

### Inner Hall

Tiled flooring, access to the rear and w/c.

### W.C

W/C, uPVC window, tiled flooring.

### Landing

UPVC window, loft access.

### Bedroom One

14'6 x 9'4 (4.42m x 2.84m)

Fitted wardrobes, radiator, uPVC window, storage cupboard.

### Bedroom Two

13'7 x 9'5 (4.14m x 2.87m)

Fitted wardrobes, radiator, uPVC window.

### Bathroom

Panelled bath with shower over, wash hand basin, w/c, uPVC window, tiled flooring and part tiled splashbacks, radiator, chrome towel radiator.

### Externally

To the front elevation, there is a good sized garden and driveway. While to the rear, there is another good sized garden.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

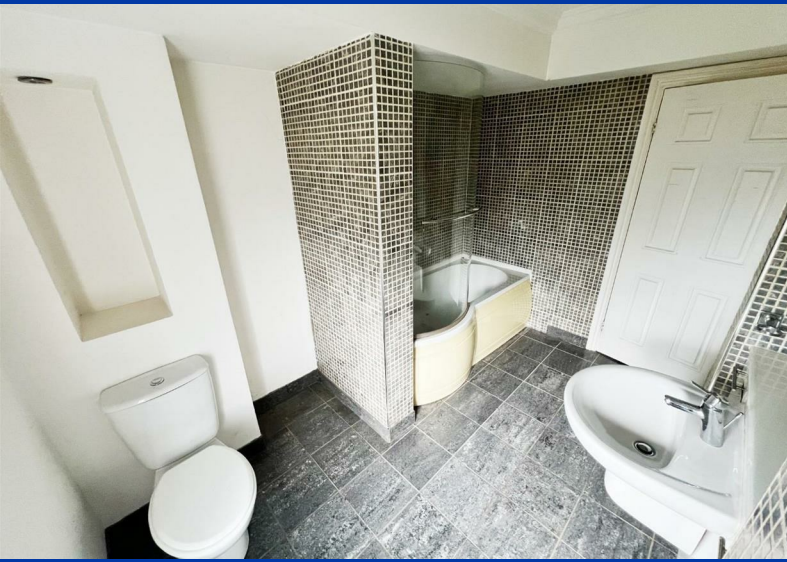
Council Tax: Durham County Council, Band A - Approx.

£1,629.71 p.a

Energy Rating: E

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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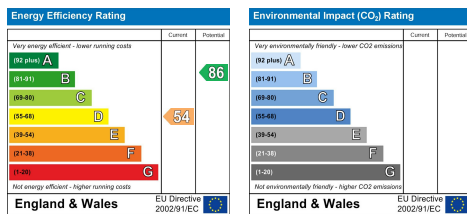
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## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

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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.

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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