

Windsor Avenue, Ferryhill, DL17 8JG
3 Bed - House - Mid Terrace
£115,000

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Robinsons are pleased to offer for the market this larger than average three bedroom terraced family home, which is located on Windsor Avenue a sought after residential area, this lovely family home is also only a short walk from Ferryhill Town Centre, where there are a range of shopping and leisure facilities together with regular bus services to the surrounding areas. This large family home has an endless amount of benefits and some of its key features are, NO CHAIN, spacious lounge with multi fuel stove, separate dining room, three good sized bedrooms, large bathroom and easy to maintain rear patio and off road parking.

In brief property comprises of; entrance, hallway, spacious lounge, separate dining room, beautiful kitchen, to the first floor is a good sized landing and three spacious bedrooms and well presented family bathroom. Externally to the rear is an easy to maintain enclosed patio, while to the front elevation there is off road parking. Giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band A

Hallway

Feature radiator, storage cupboard, stairs to the first floor, wood effect flooring.

Lounge

12'5 x 10'5 + bay (3.78m x 3.18m + bay)

Wood effect flooring, feature radiator, multi fuel stove, uPVC bay window.

Dining Room

12'2 x 11'4 max points (3.71m x 3.45m max points)

Wood effect flooring, feature radiators, French doors leading to the rear.

Kitchen

12'7 x 6'8 (3.84m x 2.03m)

Modern wall and base units, integrated oven, hob, extractor fan, microwave, plumbed for washing machine, stainless steel sink with mixer tap and drainer, uPVC window, stylish flooring, space for American fridge freezer, feature radiator, uPVC window, spotlighting.

Landing

Quality flooring, spotlighting, loft access.

Bedroom One

12'4 x 11'8 + bay (3.76m x 3.56m + bay)

Wood effect flooring, feature radiator, uPVC bay window.

Bedroom Two

11'5 x 10'1 (3.48m x 3.07m)

UPVC window, wood effect flooring, feature radiator, fitted wardrobes, storage cupboards.

Bedroom Three

8'5 x 7'0 max points (2.57m x 2.13m max points)

UPVC window, radiator, wood effect flooring.

Bathroom

Panelled bath with shower over, wash hand basin, w/c, storage cupboard, chrome towel radiator, tiled splashbacks, extractor fan, spotlights.

Externally

To the front elevation, there is a resin driveway. While to the rear, there is an easy to maintain yard which has artificial grass to give it a garden feel.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

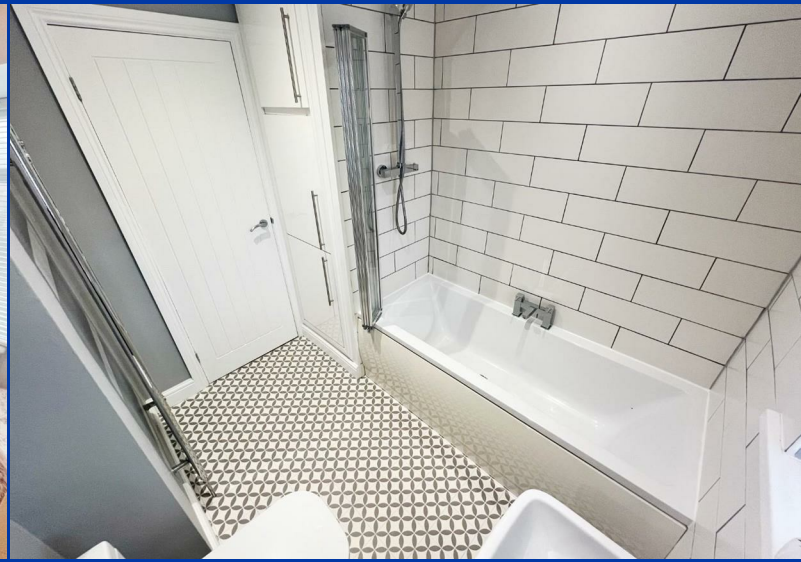
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,629.71 p.a

Energy Rating: C

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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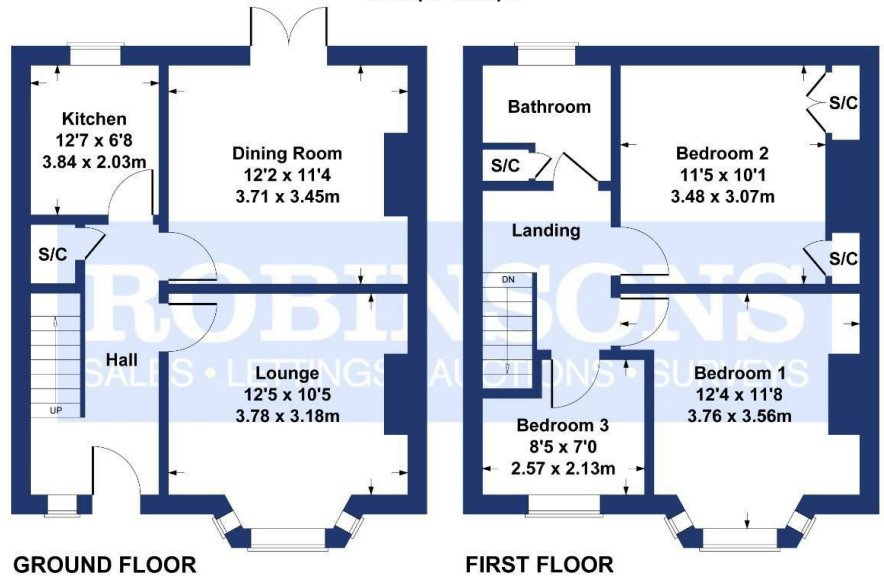
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Windsor Avenue
Approximate Gross Internal Area
891 sq ft - 83 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	84		

Energy Efficiency Rating: 72 (Current), 84 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

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

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk