



Raby Road, Ferryhill, DL17 8EA
3 Bed - House - Semi-Detached
£115,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this well presented and extended three bedroom semi-detached property. We feel this lovely home would be perfect for a first time buyer or a growing family. The property lies within the sought after area of Raby Road, being within a short walk of Ferryhill marketplace, local shops, schools and amenities and been well placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 and A19 are within close proximity providing good road links to other parts of the region. Early viewings are advised to avoid any disappointment.

In brief the property comprises of entrance porch, spacious lounge, separate dining room, larger than average kitchen, useful playroom and conservatory completes the ground floor. To the first floor is three good sized bedrooms with master having the added bonus of fitted wardrobes and the family bathroom completes the first floor. Externally to the front elevation is a easy to maintain garden which overlooks a lovely green area, while to the rear there is a easy to maintain patio area and garage. Again giving all of the above early viewing is advised to avoid any disappointment.

EPC Rating: D
Council Tax Band: A

Porch

UPVC window, access to lounge.

Lounge

18'7 x 12'6 max points (5.66m x 3.81m max points)
UPVC window, radiator, gas fire and surround.

Dining Room

9'2 x 9'0 (2.79m x 2.74m)
Radiator, space for dining room table, access to conservatory.

Conservatory

18'1 x 9'8 max points (5.51m x 2.95m max points)
UPVC windows, access to rear.

Kitchen

19'4 x 9'2 (5.89m x 2.79m)
White wall and base units, stainless steel sink with mixer tap and drainer, plumbed for washing machine, radiator, uPVC window, space for range oven, space for american fridge freezer, tiled splashbacks.

Playroom

11'7 x 9'0 (3.53m x 2.74m)
UPVC window, radiator.

Landing

Storage cupboard, loft access which is boarded.

Bedroom One

10'9 x 9'7 (3.28m x 2.92m)
Fitted wardrobes, radiator, uPVC window.

Bedroom Two

11'0 x 8'7 (3.35m x 2.62m)
UPVC window, radiator, stylish flooring.

Bedroom Three

8'8 x 7'9 (2.64m x 2.36m)
UPVC window, radiator.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, uPVC window, spotlights, hand towel radiator.

Externally

To the front elevation is an easy to maintain garden. To the rear there is another easy to maintain garden and garage.

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.
£1,708.78 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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@robinsonscsls.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
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.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

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk