



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

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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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

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