



Ravensworth Road, Ferryhill, DL17 8QN
3 Bed - House - Semi-Detached
£78,500

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Robinsons are delighted to offer to the market this well maintained three bedroom terraced home. This comfortable property is located on a popular residential development, being within walking distance to local primary schools, Ferryhill leisure centre and only a short walk to the market place where an wider range amenities can be found. Early viewing is advised to avoid any disappointment. This perfect starter Home /Buy to let property benefits from fitted kitchen with integrated appliances, good sized bedrooms, easy to maintain gardens, making this a great purchase for numerous buyers including first time buyers.

In brief the property comprises of; entrance Hallway, ground floor W/C, spacious lounge, large kitchen/diner. To the first floor is a landing area, which gives access to three good sized bedrooms and modern shower room. Externally, to front elevation there is a nice sized garden, while to the rear there is a well presented garden and patio with useful brick store. Again, early viewing is advised to avoid any disappointment.

EPC Rating TBC
Council Tax Band A

Hallway

Wood effect flooring, stairs to first floor, radiator, storage cupboard.

W/C

W/C, uPVC window.

Lounge

12'9 x 11'7 (3.89m x 3.53m)
UPVC window, radiator.

Kitchen/Diner

12'6 x 11'6 (3.81m x 3.51m)
Wall and base units, stainless steel sink with mixer tap and drainer, space for under counter fridge freezer, uPVC window, radiator, plumbed for washing machine, space for dining room table, tiled splashbacks.

Landing

Airing cupboard.

Bedroom One

12'9 x 11'5 (3.89m x 3.48m)
UPVC window, radiator.

Bedroom Two

12'6 x 10'9 max points (3.81m x 3.28m max points)
UPVC window, radiator, storage cupboard.

Bedroom Three

8'3 x 7'8 (2.51m x 2.34m)
UPVC window, radiator, storage cupboard.

Shower Room

Shower cubicle, wash hand basin, W/C, radiator, uPVC window, spotlights, extractor fan.

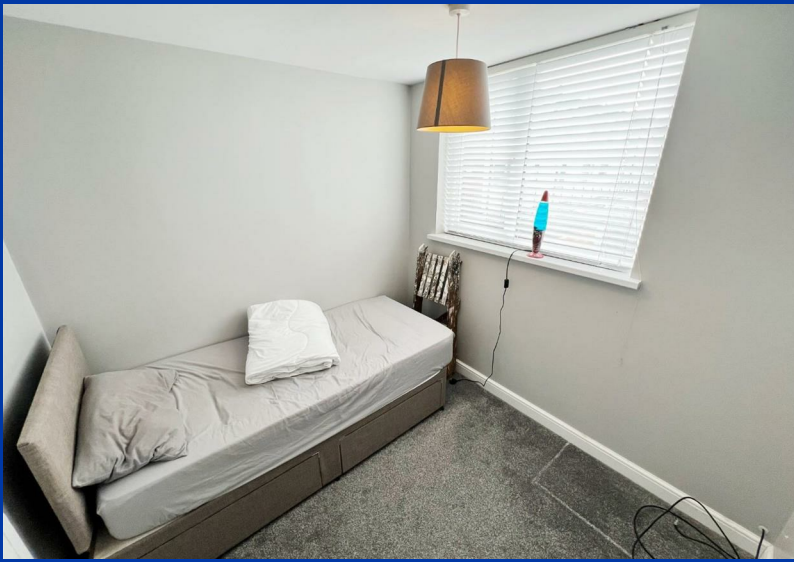
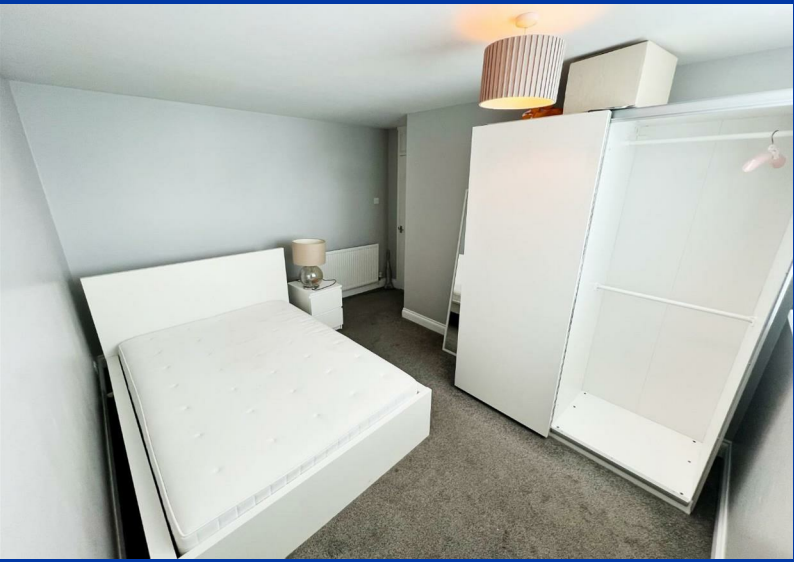
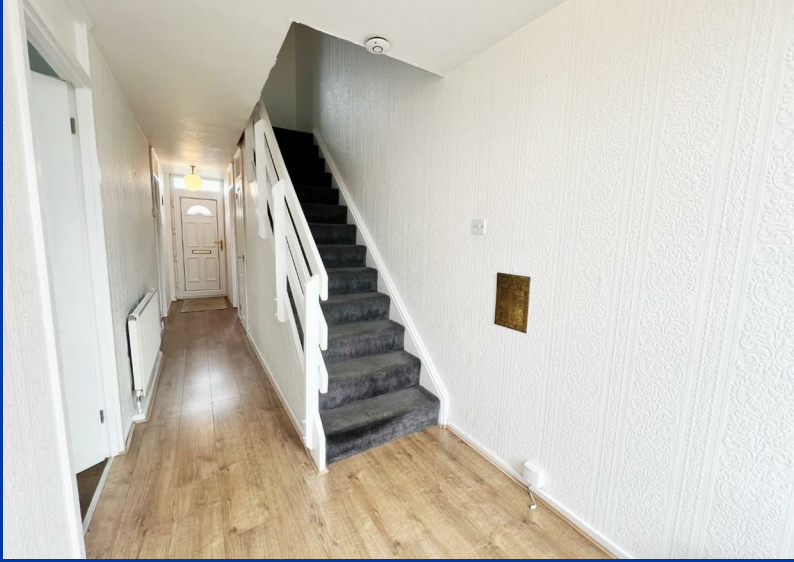
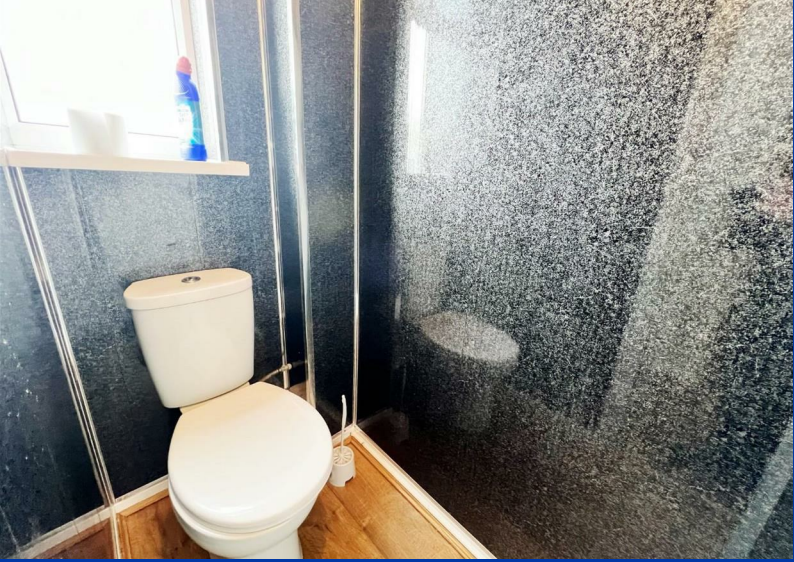
Externally

To the front elevation is an easy to maintain garden. While to the rear there is an easy to maintain garden with a useful brick store.

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: 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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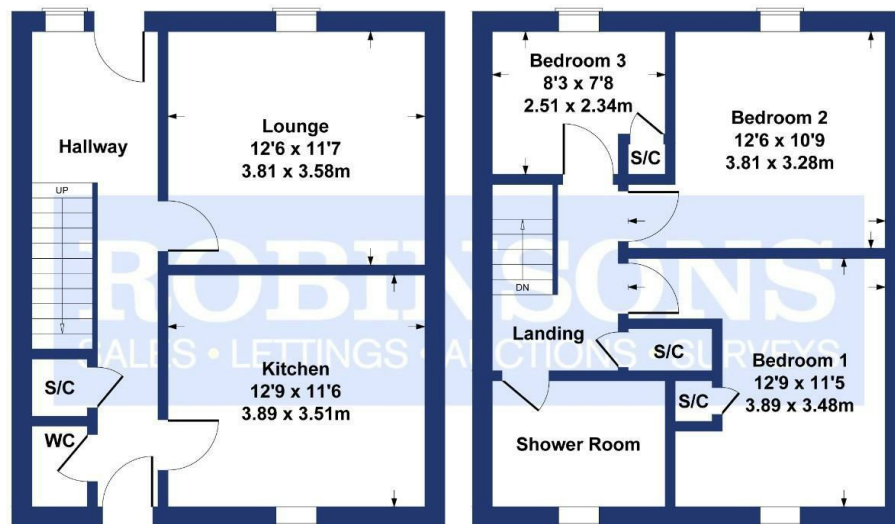
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ravensworth Road

Approximate Gross Internal Area
920 sq ft - 85 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

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