



Raby Road, Ferryhill, DL17 8DT
3 Bed - House - Semi-Detached
£135,000

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Situated on Raby Road in the charming town of Ferryhill, this beautifully presented three-bedroom semi-detached family home is a true gem. The property boasts a stunning kitchen and a modern bathroom, making it an ideal choice for families seeking both style and comfort.

Location is paramount, and this residence certainly does not disappoint. Just a short stroll away, residents can explore Ferryhill Town Centre, which offers a delightful array of shopping and leisure facilities. The area is well-served by regular bus services, ensuring easy access to surrounding locales and enhancing the convenience of daily life.

Inside, the property features a spacious lounge that welcomes you with warmth and light. The garage has been cleverly converted, providing a large utility room and an expansive playroom, perfect for family activities or as a versatile space for hobbies.

The larger than average enclosed garden at the rear is a standout feature, offering a private oasis for relaxation and outdoor entertaining. The patio area is ideal for summer barbecues or simply enjoying a quiet evening under the stars.

This semi-detached home is not just a property; it is a wonderful opportunity for families looking to settle in a vibrant community. With its modern amenities, spacious layout, and prime location, this home is sure to attract interest. Do not miss the chance to make it your own.

EPC Rating E
Council Tax Band B

Hallway

Radiator, stairs to first floor.

W/C

W/C, wash hand basin, feature radiator, Upvc window.

Lounge

17'9 x 10'9 (5.41m x 3.28m)

Upvc window, radiator, quality flooring, French doors leading to rear, electric fire and surround

Kitchen / Dining room.

17'9 x 14'0 (5.41m x 4.27m)

Morden white wall & base units, integrated oven, hob, feature extractor fan, space for fridge/freezer, stylish sink with drainer and mixer tap, Upvc window, radiator, quality flooring, spot lights, tiled splash backs, space for dining room table

Utility room

12'4 x 9'9 (3.76m x 2.97m)

Plumbed for washing machine, space for dryer, Upvc window, radiator.

Playroom

18'4 x 13'4 (5.59m x 4.06m)

Radiator, airing cupboard.

Landing

Upvc window, radiator, loft access.

Bedroom One

11'8 x 10'6 (3.56m x 3.20m)

Upvc window with lovely outlook, radiator, large fitted wardrobe.

Bedroom Two

10'9 x 9'2 (3.28m x 2.79m)

Storage cupboard, Upvc window, radiator, quality flooring.

Bedroom Three

8'4 x 7'9 (2.54m x 2.36m)

Upvc window, radiator, quality flooring,

Bathroom

White panelled bath with shower over, W/C, wash hand basin, Upvc Window, chrome towel radiator, tiled splash backs.

Externally

To the front elevation is a enclosed garden and double driveway, while to the rear there is a larger than average enclosed garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 10000Mbps *

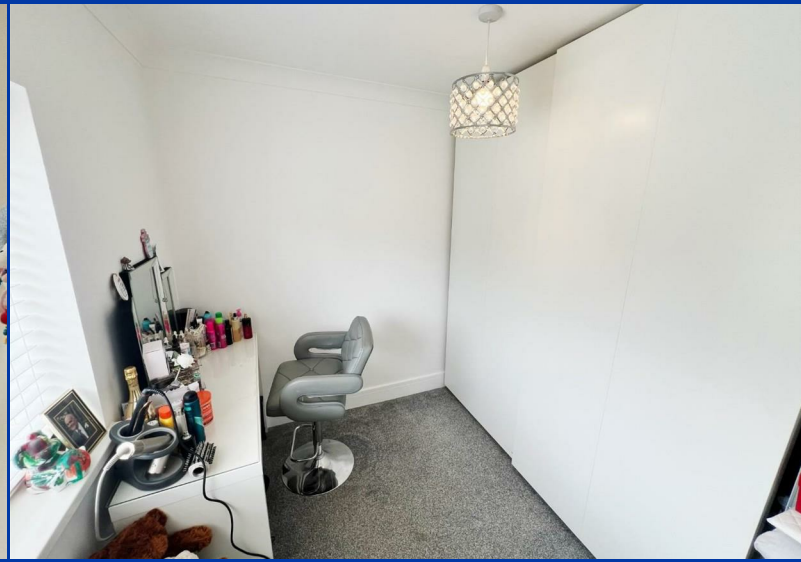
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B £

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 authorities. Robinsons cannot accept liability for any information provided.



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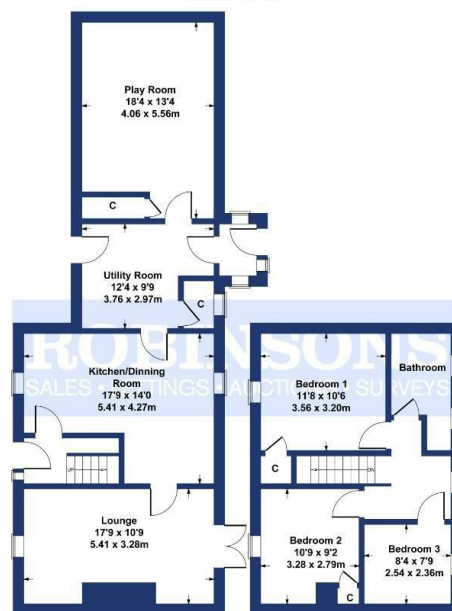
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Raby Road
Approximate Gross Internal Area
1274 sq ft - 118 sq m



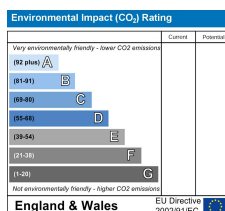
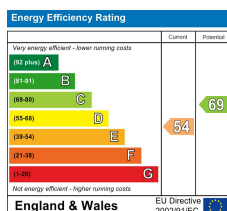
GROUND FLOOR

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



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