



Witton Road, Ferryhill, DL17 8QE
3 Bed - House - Semi-Detached
£135,000

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Nestled on the charming Witton Road in Ferryhill, this beautiful three-bedroom semi-detached family home is an ideal choice for first-time buyers seeking comfort and style. The property boasts a well-presented kitchen and bathroom, ensuring that modern living is at your fingertips.

As you enter, you are greeted by a large hallway that leads to a spacious lounge, complete with a delightful log-burning stove, perfect for cosy evenings in. The separate dining room offers an inviting space for family meals and entertaining guests. The well-appointed kitchen is designed for both functionality and aesthetics, making it a joy to cook and gather.

The first floor features a landing that leads to three generously sized bedrooms, providing ample space for family or guests. The family bathroom is conveniently located, catering to the needs of the household.

Outside, the property is complemented by large enclosed gardens, offering a safe and private area for children to play or for hosting summer barbecues. The large driveway and garage provide plenty of parking space and additional storage options.

Situated in a prime location, this home is not only well-connected to local amenities but also offers a peaceful retreat from the hustle and bustle of everyday life. This semi-detached house is a perfect blend of comfort, space, and modern living, making it a must-see for anyone looking to settle in this delightful area.

EPC Rating D
Council Tax Band B

Hallway

Quality Flooring, radiator, stairs to first floor and storage cupboard.

Lounge

12'8 x 10'0 (3.86m x 3.05m)

Quality flooring, radiator Upvc window and log burning stove.

Dining room

10'7 x 8'7 (3.23m x 2.62m)

Quality flooring, radiator, French doors leading to the large garden.

Kitchen

10'8 x 7'5 (3.25m x 2.26m)

Well presented wall and base units, integrated oven, hob, extractor fan, fridge, freezer, dishwasher, plumbed for washing machine, Upvc window, stainless steel sink with drainer and mixer tap, tiled splash backs and quality flooring.

Landing

Loft access, quality flooring, Upvc window.

Bedroom One

12'9 x 9'9 max points (3.89m x 2.97m max points)

Fitted wardrobes, quality flooring, radiator, Upvc window.

Bedroom Two

10'8 x 10'0 max points (3.25m x 3.05m max points)

Quality flooring, radiator, Upvc window, storage cupboard.

Bedroom Three.

9'5 x 6'4 max points (2.87m x 1.93m max points)

Quality flooring, radiator, Upvc window, storage cupboard.

Bathroom

White panelled bath with shower over, wash hand basin, w/c, quality flooring, radiator, Upvc window, spot lights, extractor fan, tiled splash backs.

Externally

To the front elevation is a good sized garden and large patterned concrete driveway which leads to the larger than average garage and large rear garden which includes a lovely patio and decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

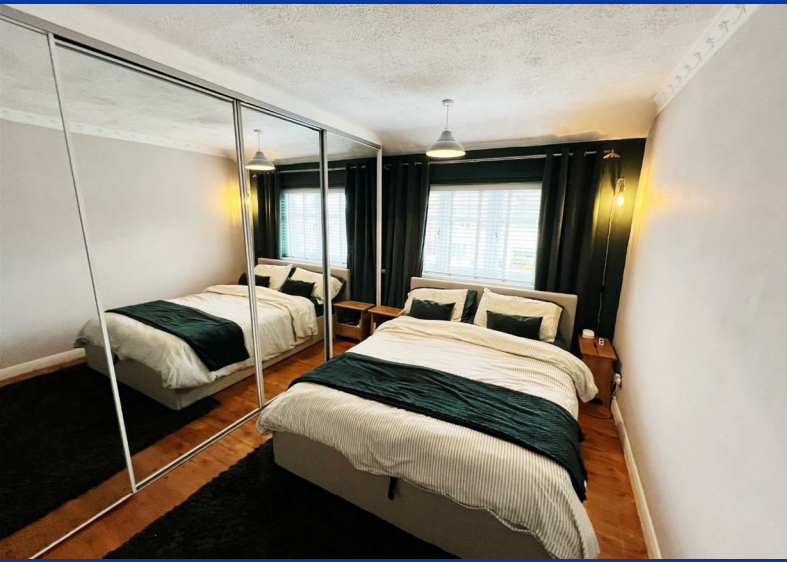
Mobile Signal/Coverage:

Tenure: Freehold

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

Energy Rating:

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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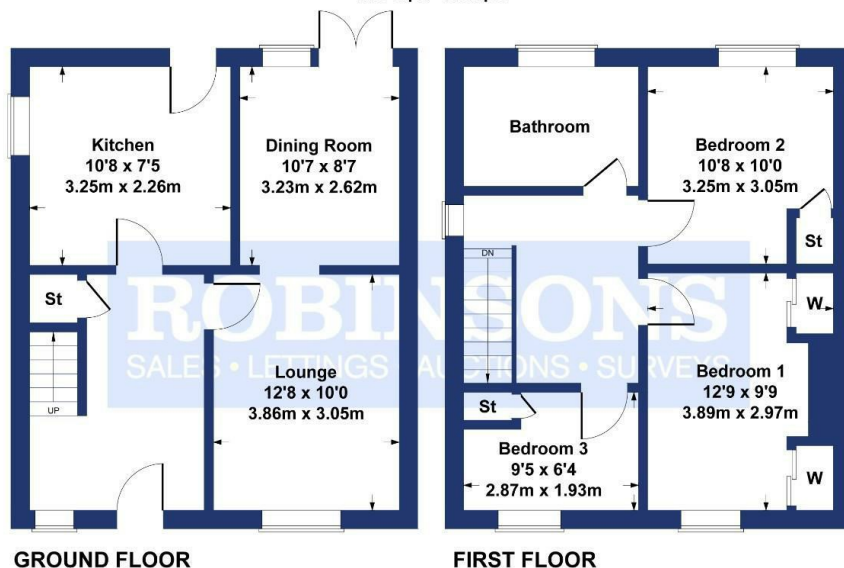
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

8 Witton Drive

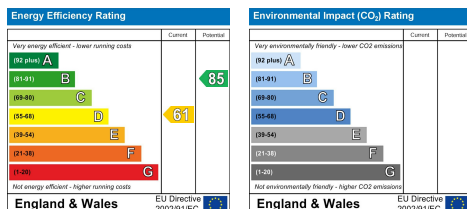
Approximate Gross Internal Area
951 sq ft - 88 sq m



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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